


STATE OF ALABAMA
CULLMAN COUNTY


20100603000174780 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
06/03/2010 10:52:29 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we,

OSA OLIVER CONNELL, IV AND WIFE, PAIGE T. CONNELL

(herein referred to as GRANTORS, do hereby GRANT, BARGAIN, SELL AND
CONVEY unto;

ROSE ANN MORAN

(herein referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 1124, according to the Survey of Riverchase Country Club 18th Addition, as recorded in Map Book 9 Page 86 in the Probate Office of Shelby County, Alabama.

Source of title: Inst No. 20060725000357570

Conveyed subject to the following exceptions:

1. Advalorem property taxes due October 1 of each year and delinquent January 1 of each year.
2. Restrictions and covenants appearing of record in Shelby Real 38 Page 773, Misc 34 Page 549, Real 44 page 502, Misc 14 Page 536, Misc 17 Page 550 and Misc 37 Page 391.
3. Right of Way granted to Alabama Power Company in Shelby Real 40 Page 214.
4. Agreement with Alabama Power Company as recorded in Shelby Real 41 Page 201 and Shelby Real 38 Page 773.
5. Mineral and mining rights within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damage.
6. Any and all restrictions, building lines, easements and other matters which may appear of record on the plat of Riverchase Country Club 18th Addition in Map Book 9 Page 86.

This description provided to Culpepper & Turner, LLC and written by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owner(s) of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on the property but are not referenced in this document

Shelby County, AL 06/03/2010
State of Alabama
Deed Tax : \$21.00

TO HAVE AND TO HOLD to the said Grantee in fee simple, together with every contingent remainder and right of reversion.

The Grantors do, for themselves and their heirs and assigns, covenant with said Grantee, his heirs and assigns that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the said premises; that the Grantors and their heirs and assigns shall warrant and defend the said premises to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTORS have caused this instrument to be executed on this 1st day of June, 2010.

Osa Oliver Connell IV
OSA OLIVER CONNELL, IV

Paige T. Connell
PAIGE T. CONNELL

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public for the State at Large, hereby certify that **OSA OLIVER CONNELL, IV AND WIFE, PAIGE T. CONNELL**, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, they executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal on this 1st day of June, 2010.

Walter L. Turner, Jr.
NOTARY PUBLIC
Commission Expires: 1/11/12

From the Law Office of:
Culpepper & Turner, LLC
206 9th St. S.W., # 102
Cullman, AL 35055
256-737-0740

Send Tax Notice to:
Rose Ann Moran
912 Tulip Poplar Lane
Hoover, AL 35244