



20100604000176570 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/04/2010 08:47:37 AM FILED/CERT

Send tax notice to:

ROBERT HORTON KIBLER
1119 EAGLE PARK ROAD
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2010191

WARRANTY DEED

Shelby County, AL 06/04/2010
State of Alabama
Deed Tax : \$4.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-One Thousand and 00/100 Dollars (\$281,000.00) in hand paid to the undersigned, RALEIGH P. SARAZEN, Unmarried and LORI SARAZEN, Unmarried (hereinafter referred to as "Grantors") by ROBERT HORTON KIBLER AND SANDRA KIBLER (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF EAGLE POINT, 12TH SECTOR, PHASE I, AS RECORDED IN MAP BOOK 22, PAGE 43 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
3. BUILDING AND SETBACK LINES OF 20 FEET AS RECORDED IN MAP BOOK 22, PAGE 43.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN DEED BOOK 206, PAGE 448 AND INSTRUMENT NO. 1997-6697.
5. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
6. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 1993-3817.
7. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO PROPERTY.
8. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 124, PAGE 516.
9. EASEMENTS AS SHOWN ON RECORDED MAP.

\$277,148.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

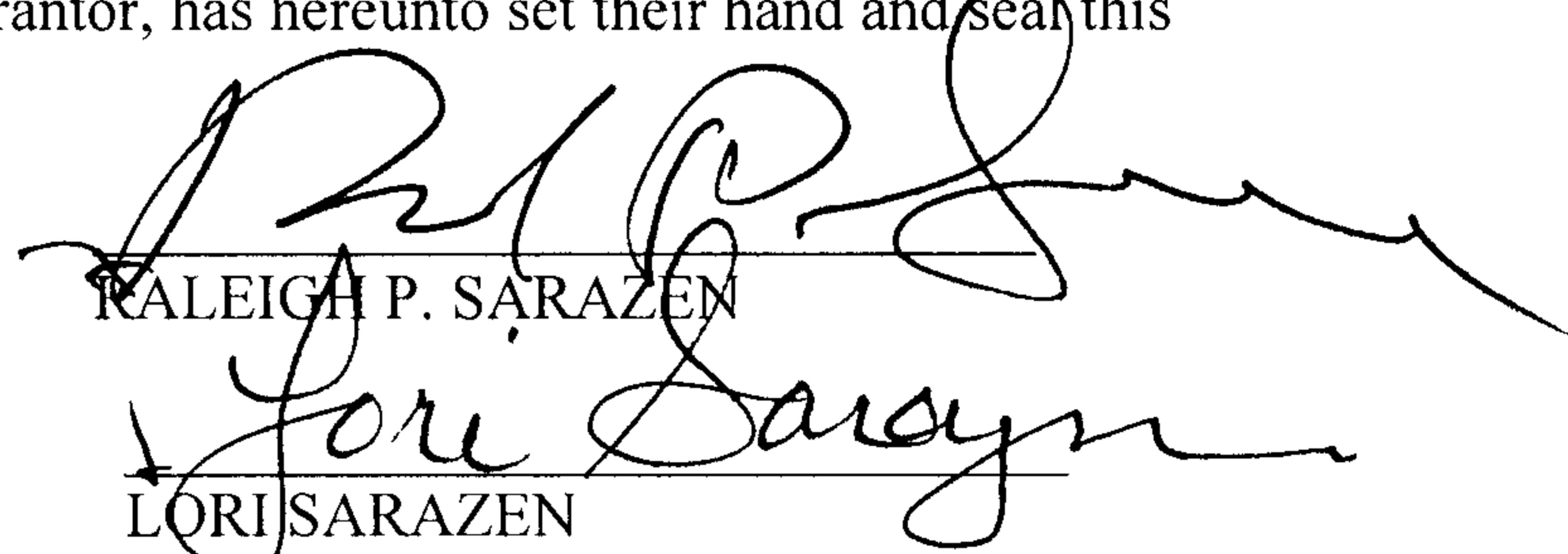
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.



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The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set their hand and seal this the 3rd day of June, 2010.

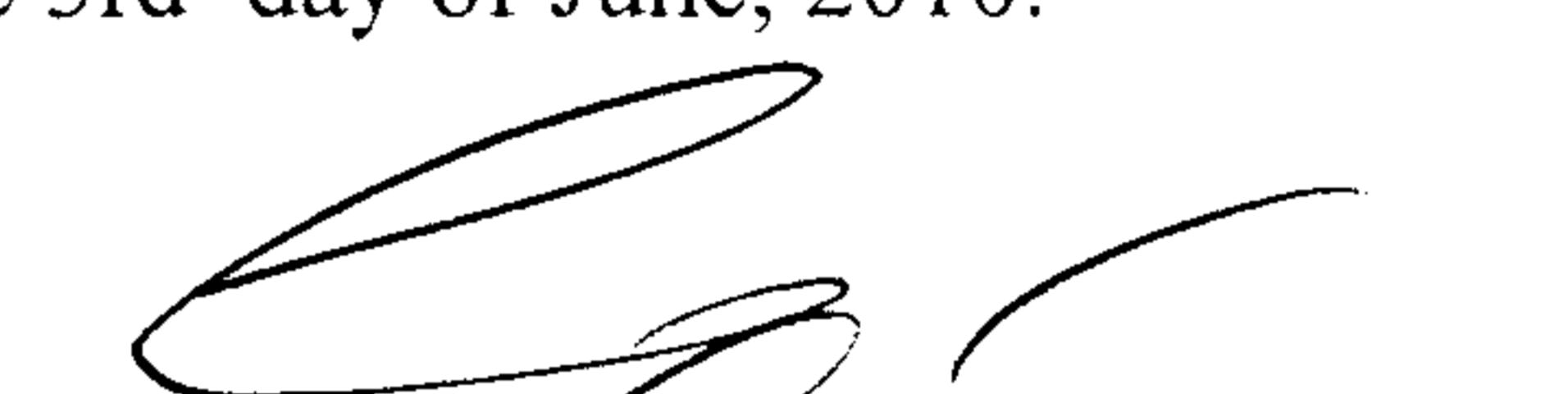


RALEIGH P. SARAZEN
LORI SARAZEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RALEIGH P. SARAZEN and LORI SARAZEN, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of June, 2010.



Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 13-12



CHARLES D. STEWART, JR.
APRIL
13
2012
ALABAMA
NOTARY PUBLIC