

20100604000176800 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
06/04/2010 10:39:09 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Richard W. Theibert, Attorney
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Shelby County, AL 06/04/2010
State of Alabama
Deed Tax : \$35.00

Send Tax Notice to:
Robert Chadwick Fitch

542 Walker Road
Pelham, AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Five Thousand and No/100, (\$35,000.00) Dollars, in hand paid by the grantees herein, the receipt whereof is acknowledged, BancorpSouth Bank, a banking corporation, (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto Robert Chadwick Fitch, (herein referred to as "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 148 & 149, according to the Survey of Long Branch Estates, Phase II, Final Plat as recorded in Map Book 36, Page 93A & 93B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2010, not yet due and payable.
2. Restrictions and Notes as shown by recorded map.
3. Building line(s) as shown by recorded map.
4. Easement(s) as shown by recorded map.
5. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
6. Declaration of Protective Covenants for Long Branch appearing of record in Instrument 20041222000697420 and 1st Supplement to Declaration of Covenants filed in Instrument 2006128000613530, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin..
7. Right of way to BellSouth Telecommunication Inc. as recorded in Instrument 20050526000257590, in the Probate Office of Shelby County, Alabama.
8. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company by instrument recorded in Instrument 20050801000387500, Instrument 20050801000387430, Instrument 20060201000052790, in the Probate Office of Shelby County, Alabama.
9. Covenants regard onsite sewer disposal appearing of record in Instrument 2000119000028960, in the Probate Office of Shelby County, Alabama.


\$ 24,500.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, BancorpSouth Bank, a banking corporation, by David L. Williamson whose name as Senior Vice President and J. David Salter, Jr. whose name as Senior Vice President, have hereto set their signatures and seals, this 27th day of May, 2010.

BancorpSouth Bank

 (SEAL)

BY: David L. Williamson
ITS: Senior Vice President

 (SEAL)

BY: J. David Salter, Jr.
ITS: Senior Vice President

STATE OF ALABAMA)
) CORPORATE ACKNOWLEDGMENT
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State hereby certify that David L. Williamson whose name as Senior Vice President and J. David Salter, Jr. whose name as Senior Vice President of BancorpSouth Bank, a banking corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal this 25th day of May, 2010.

[notarial seal]


Notary Public

My commission expires: '

Cynthia K. Mitchell
Notary Public
Alabama State at Large
My Commission Expires March 16, 2011