

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Theresa Gwen Walker**, an unmarried woman, hereinafter called the Grantor, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to the said Grantor by **Nicholas R. Duckett**, hereinafter referred to as the Grantee, does hereby GRANT, BARGAIN, SELL, and CONVEY unto the said Grantee, all of those certain parcels of real property situated in the State of Alabama, County of SHELBY, and more particularly described as follows, viz:

Lot 120, according to the Map and Survey of Forest Lakes, Sector 2, Phase, as recorded in Map Book 29, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.


SUBJECT TO THE FOLLOWING:

1. 15-Foot minimum building setback line from Forest Lakes Lane as shown on the recorded map of said subdivision.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil 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 as recorded in Deed Book 331, Page 262 in the Probate Office of Shelby County, Alabama.
3. Permit to Alabama Power Company as recorded in Deed Book 139, Page 127; Deed Book 236, Page 829; Deed Book 126, Pages 191; Deed Book 126, Page 323 and Deed Book 124, Page 519.
4. Right-of-Way to Shelby County recorded in Deed Book 228, Page 339, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Covenants, conditions and restrictions as recorded in Map Book 29, Page 114.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the said Grantee, in fee simple, forever.

AND except as to the above and taxes hereafter falling due which are assumed by the Grantee, the Grantor, for the Grantor, the Grantor's heirs and assigns, hereby covenants with the Grantee, his heirs and assigns, that the Grantor is seized of an indefeasible estate in and to said property, that said property is free and clear from any and all encumbrances not hereinabove mentioned, and that the Grantor does hereby WARRANT and WILL FOREVER DEFEND the title of said property against the lawful claims of all persons whomsoever.


20100701000210740 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/01/2010 01:07:44 PM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this, the 9th day of June 2010.


Theresa Gwen Walker

STATE OF ALABAMA)

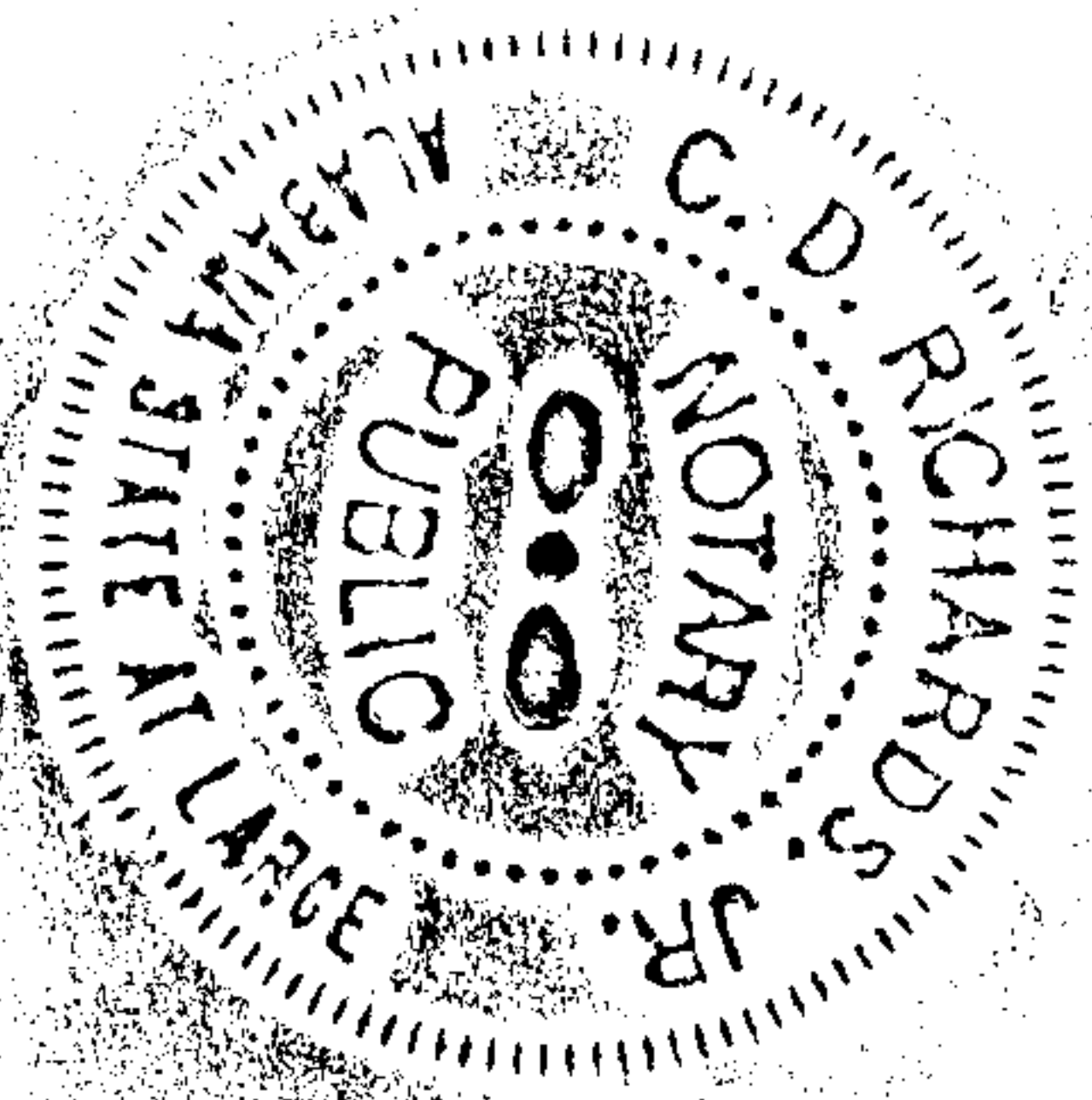
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Theresa Gwen Walker**, whose name as Grantor is signed to the foregoing conveyance, and who is known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this, the 9th day of June 2010.




Notary Public in and for the
State of Alabama at Large
My Commission Expires: **27th Jan 2014**



Address of the Grantee:

**2108 Forest Lakes Lane
Sterrett, AL 35147**


20100701000210740 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/01/2010 01:07:44 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY
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Dauphin Island AL 36528