

Send tax notice to:

CHARLES W. OSBORN, JR.
119 AARONVALE CIRCLE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA
Shelby COUNTY

2010233

Shelby County, AL 07/06/2010

State of Alabama

Deed Tax : \$39.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Four Thousand and 00/100 Dollars (\$394,000.00) in hand paid to the undersigned, H. ALAN BLALOCK and LINDA C. BLALOCK, Husband and Wife (hereinafter referred to as "Grantors") by CHARLES W. OSBORN, JR. and KATHY M. OSBORN (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 4, ACCORDING TO THE SURVEY OF AARONVALE SUBDIVISION, PHASE I, RECORDED IN MAP BOOK 23, PAGE 78, IN THE PROBATE OFFICE OF 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. 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.
3. EASEMENTS AND BUILDING LINES.
4. RESTRICTIONS AS ST OUT ON RECORDED PLAT.
5. BUILDING AND SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 23, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. BUILDING AND SETBACK LINES OF 20 FEET AS RECORDED IN MAP BOOK 23, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 20060531000256820.
8. PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOIK 139, PAGE 554 AND DEED BOOK 222, PAGE 733.
9. RIGHT OF WAY GRANTED TO SHELBY COUNTY FOR PUBLIC ROAD AS SET FORTH IN DEED BOOK 196, PAGE 240 AND DEED BOOK 196, PAGE 248, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$354,600.00 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. 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 his/her hand and seal this the 22nd day of June, 2010.


H. ALAN BLALOCK

LINDA C. BLALOCK

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. ALAN BLALOCK and LINDA C. BLALOCK, 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 22nd day of June, 2010.



Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires:

4-13-12

