

Send tax notice to:

BRADLEY ALLAN HILL  
128 BELVEDERE PLACE  
ALABASTER, AL, 35007

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

2010284

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Eight Thousand Five Hundred and 00/100 Dollars (\$158,500.00) in hand paid to the undersigned, ALAN J. INGRAM and JANET D. INGRAM, Husband and Wife (hereinafter referred to as "Grantors") by BRADLEY ALLAN HILL and KATHRYN OWENS (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 379, ACCORDING TO THE SURVEY OF WEATHERLY BELVEDERE,  
SECTOR 23, AS RECORDED IN MAP BOOK 21, PAGE 16, 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. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS AND SERVITUDES, IF ANY, APPEARING IN THE PUBLIC RECORDS.
4. MUNICIPAL IMPROVEMENTS ASSESSMENTS, FIRE DISTRICT DUES AND HOMEOWNERS' ASSOCIATION FEES AGAINST SUBJECT PROPERTY, IF ANY.
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 OPERATIONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
6. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, AS RECORDED IN MAP BOOK 21, PAGE 16.
7. 20' BUILDING LINE FRONT AS SHOWN ON RECORDED MAP BOOK 21, PAGE 16.
8. 10' EASEMENT REAR AS SHOWN ON RECORDED MAP BOOK 21, PAGE 16.
9. NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS RECORDED IN INSTRUMENT 1993-37547 AND INSTRUMENT 1993-40410.
10. COVENANTS AND AGREEMENT FOR WATER SERVICE AND TAP FEES AS RECORDED IN INSTRUMENT 1995-6003.
11. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 21, PAGE 16.
12. NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS RECORDED IN INSTRUMENT 1995-6002.

13. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT 1996-16066 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$126,800.00 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.

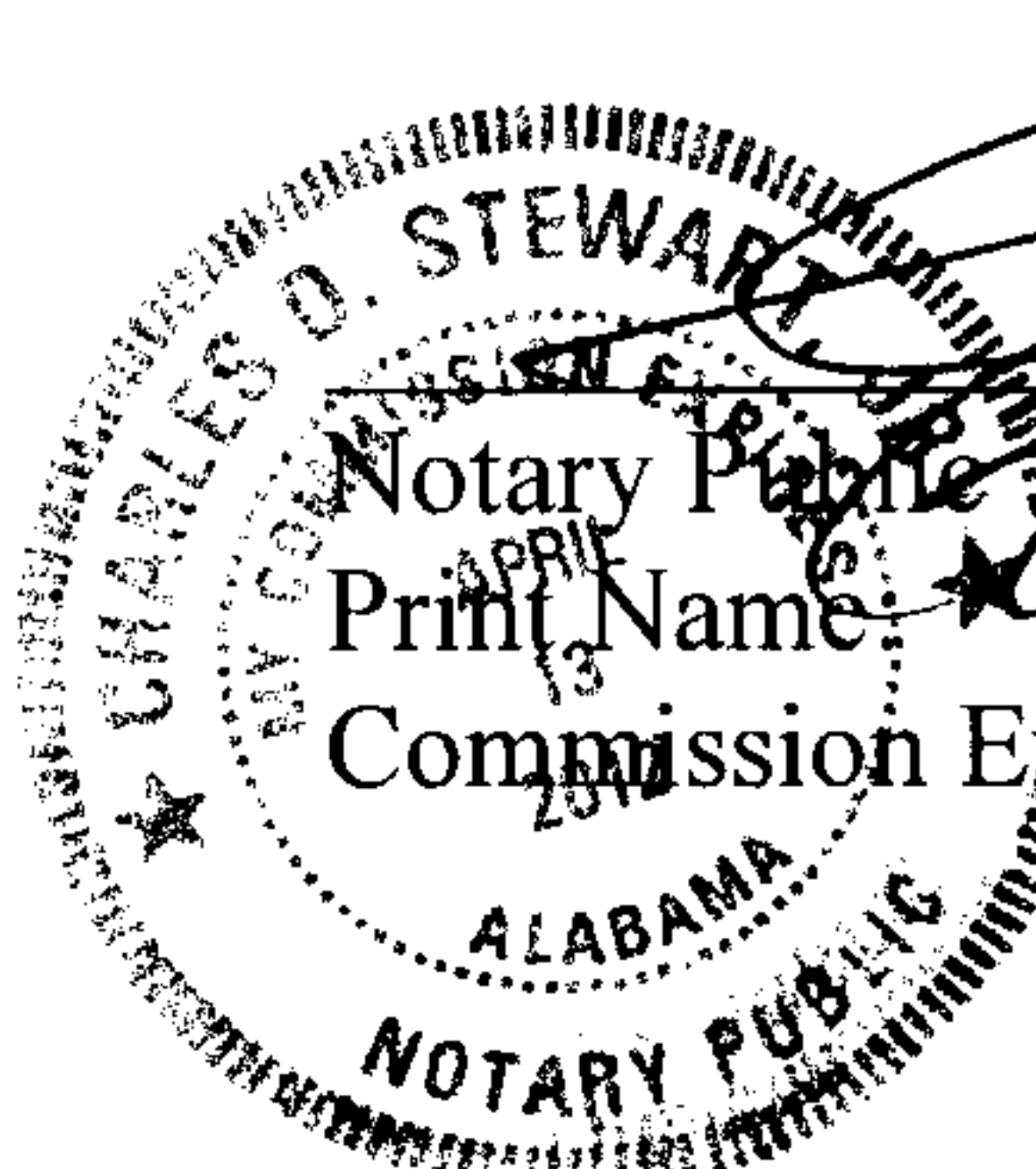
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 23rd day of July, 2010.

  
ALAN J. INGRAM  
  
JANET D. INGRAM

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALAN J. INGRAM and JANET D. INGRAM, 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 23rd day of July, 2010.

  
Notary Public  
Print Name: Charles D. Stewart Jr.  
Commission Expires: 4-13-12