


This instrument was prepared by:

(Name) Larry L. Halcomb, Attorney
3512 Old Montgomery Highway, Suite 219
(Address) Birmingham, AL 35209

Send Tax Notice To: Bret F. Lehr
name
232 Hidden Creek Parkway
Peiham, AL 35124
address

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:


20100915000301110 1/2 \$42.00
Shelby Cnty Judge of Probate, AL
09/15/2010 10:44:50 AM FILED/CERT

That in consideration of ONE HUNDRED THIRTY THREE THOUSAND FIVE HUNDRED AND NP/100 DOLLARS (\$133,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Bradley W. Frost and Wife, Lisa C. Frost

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Bret F. Lehr

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 182, according to the Survey of Phase Two Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2010.

Subject to items on attached Exhibit "A".

Lisa C. Frost is one and the same as Lisa Marie Contorupis, Grantee of Deed recorded in Inst. #2001-07097.

\$106,800.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 10th day of September, 2010

_____(Seal)

Bradley W. Frost (Seal)
Bradley W. Frost

_____(Seal)

Lisa C. Frost (Seal)
Lisa C. Frost

_____(Seal)

_____(Seal)

Deed Tax : \$27.00

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Bradley W. Frost and Wife, Lisa C. Frost

whose name(s) 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 10th day of September A.D., 2010

My Commission Expires: 1/23/14

Larry L. Halcomb Notary Public



20100915000301110 2/2 \$42.00
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EXHIBIT "A"

15 foot minimum building setback line from Hidden Creek Parkway, 50 foot Plantation Pipeline right of way running along the rear lot line along with an additional 4 foot easement reserved unto Plantation Pipeline as shown by recorded map.

Declaration of Protective Covenants for Hidden Creek as recorded in Instrument #1998-03074, amended in Instrument #1998-23229, in Instrument #1999-01568, in Instrument #2000-08567 and in Instrument #2000-41083, in the Probate Office of Shelby County, Alabama.

Easement to Plantation Pipeline as recorded in Deed Book 306, page 416, Deed Book 252, page 603 and in Deed Book 229, page 335, in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Power Company as recorded in Deed Book 127, page 375, in the Probate Office of Shelby County, Alabama.

Right of way easement and agreement with Level 3 Corp., as recorded in Instrument #2000-3182 and in Instrument #2000-5902, in the Probate Office of Shelby County, Alabama.