



Send tax notice to:

KIMBERLY H. LALLOUCHE
1524 LAURENS ST
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2010384

Shelby County, AL 10/05/2010

State of Alabama

Deed Tax : \$4.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Eight Thousand Nine Hundred and 00/100 Dollars (\$268,900.00) in hand paid to the undersigned, CARMEN R. MIXSON and Husband, MICHAEL M. MIXSON (hereinafter referred to as "Grantors") by KIMBERLY H. LALLOUCHE and RYAN T. HESTER (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 112, according to the Final Plat of Residential Subdivision, Beaumont Phase 4, as recorded in Map Book 38 Page 134 in the Probate Office of Shelby County, Alabama; being situated in 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. Building setback and public utility easements as shown by recorded plat.
3. Restrictions, limitations and conditions as set out in Map Book 38 page 134 in said Probate Office.
4. Declaration of Protective Covenants of said subdivision as set out in Inst. No. 20060411000166620 and Inst. No. 20071130000543120 in said Probate Office.
5. Right of Ways to Alabama Power Company recorded in Real 84 page 298, Real 340 Page 804, Real 365 Page 785, Inst. No. 1994-34517 and Inst. No. 1993-7381 in Probate Office.
6. Right of Way to Southern Life & Health Insurance recorded in Real 169 Page 389 in Probate Office.
7. Grant of Land Easement with restrictive covenants recorded in Inst. No. 2007041800018130 in Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Misc. Vol. 5 Page 355, Misc. Volume 4 Page 442 and Misc. Volume 48 Page 427 in Probate Office.

\$265,326.00 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 21st day of September, 2010.

Carmen R. Mixson
CARMEN R. MIXSON
Michael M. Mixson
MICHAEL M. MIXSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that CARMEN R. MIXSON and MICHAEL M. MIXSON, whose name is signed
to the foregoing instrument, and who is known to me, acknowledged before me on this
day, that, being informed of the contents of the said instrument, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of September, 2010.

Charles D. Stewart, Jr.
Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *4-13-11*
CHARLES D. STEWART, JR.
MY COMMISSION EXPIRES
13
2012
ALABAMA
NOTARY PUBLIC