

Send tax notice to:

JAMES E. BURDETTE, JR.
1241 BRAEMER COURT
HOOVER, 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

2010446

WARRANTY DEED

Shelby County, AL 10/29/2010
State of Alabama
Deed Tax : \$326.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Six Thousand and 00/100 Dollars (\$326,000.00) in hand paid to the undersigned, ANDREW J. MARTIN and JENNIFER C. MARTIN, Husband and Wife (hereinafter referred to as "Grantors") by JAMES E. BURDETTE, JR. and KIM N. BURDETTE (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 59, ACCORDING TO THE SURVEY OF THE HAVEN AT GREYSTONE, 2ND SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 96 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

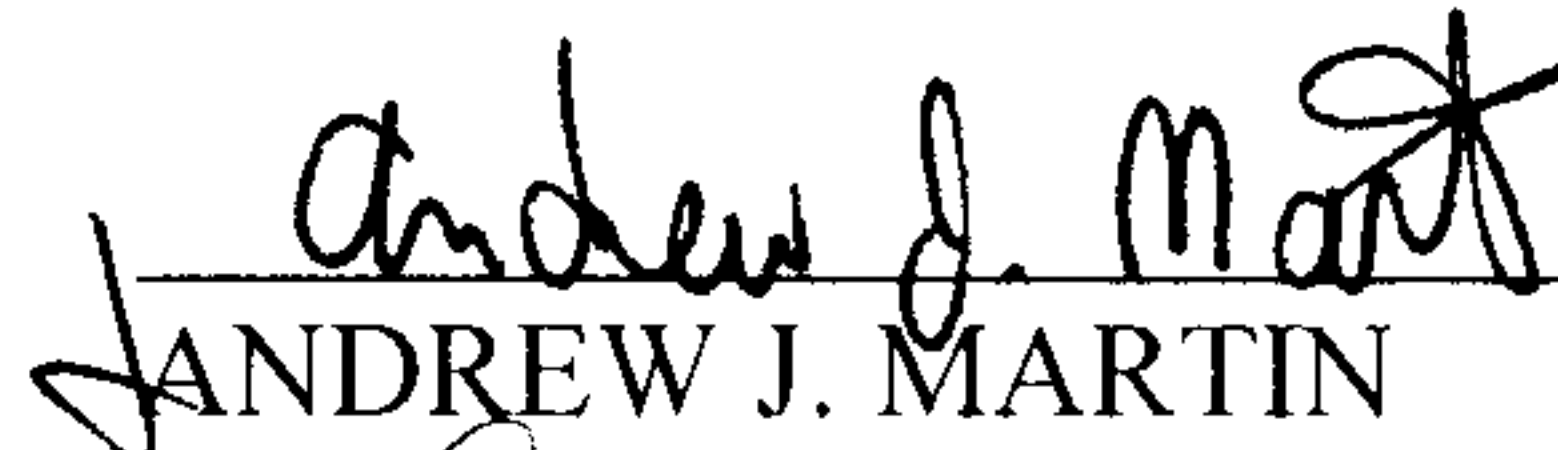
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
3. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD.
4. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
5. BUILDING AND SETBACK LINES OF 10 FEET AS RECORDED IN MAP BOOK 32, PAGE 96, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. BUILDING AND SETBACK LINES OF 5 FEET AS RECORDED IN MAP BOOK 32, PAGE 96, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. COVENANTS RELEASING PRODECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS HAT MAY NOW OR HERAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY AS SHOWN BY INSTRUMENTS RECORDED IN MAP BOOK 31, PAGE 47 IN PROBATE OFFICE; THE POLICY WILL INSURE THAT ANY VIOLATION O THIS COVENANT WILL NOT RESULT IN A FORFEITURE OR REVERSION OF TITLE.
8. 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 PERSON OR PROPERTY.

9. COVENANTS AND AGREEMENT FOR WATER SERVICE RECORDED IN REAL 235, PAGE 574.
10. DECLARATION OF WATERSHED PROTECTIVE COVENANTS APPEARING OF RECORD IN INSTRUMENT NO. 2000-17644 AND ASSIGNMENT AND ASSUMPTION RECORDED IN INSTRUMENT NO. 2000-20625.
11. DECLARATION OF PROTECTIVE COVENANTS APPEARING OF RECORD IN SHELBY COUNTY.
12. GROUND LEASE RECORDED IN REAL 355, PAGE 8880, AMENDED BY INSTRUMENT 1992-4726; FURTHER AMENDED BY INSTRUMENT 1993-3119 AND LAST AMENDED BY INSTRUMENT 1999-12257, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. EASEMENT FROM ALABAMA POWER COMPANY RECORDED IN REAL 133, PAGE 551, DEED BOOK 246, PAGE 848 AND REAL 142, PAGE 188.
14. RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2001-38396.
15. RESTRICTIONS AS SHOWN ON MAP BOOK 31, PAGE 47, IN SHELBY COUNTY, ALABAMA.
16. EASEMENTS AS SHOWN ON RECORDED MAP.

\$ -0- 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 28th day of October, 2010.

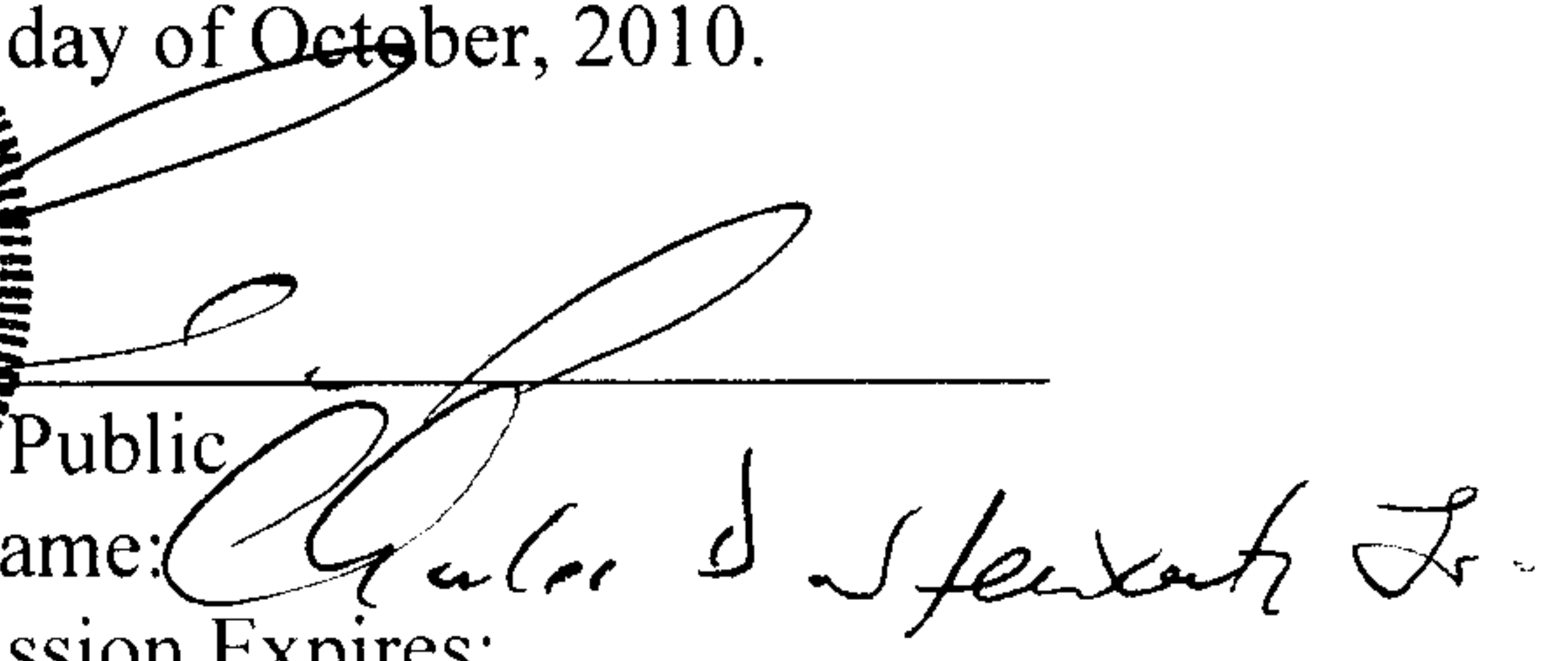

ANDREW J. MARTIN

JENNIFER C. MARTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANDREW J. MARTIN and JENNIFER C. MARTIN, 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 28th day of October, 2010.


Notary Public
Name: 
Commission Expires: 4-13-12