

Send tax notice to:

JOSEPH S. HALE
18 CHASE PLANTATION PARKWAY
HOOVER, AL, 35244

STATE OF ALABAMA
Shelby COUNTY

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

2010554

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Eight Thousand Three Hundred and 00/100 Dollars (\$148,300.00) in hand paid to the undersigned, GERTRUDE EDWARDS, An Unmarried Woman (hereinafter referred to as "Grantors") by JOSEPH S. HALE and ALMA C. HALE (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 18, ACCORDING TO THE AMENDED MAP OF CHASE PLANTATION, 2ND SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 159, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

GERTRUDE EDWARDS IS THE SURVIVING GRANTEE OF THAT DEED RECORDED IN INSTRUMENT 2001-43456, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, HAL EDWARDS, HAVING DIED ON OR ABOUT THE 20TH DAY OF FERUARY, 2008.

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. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
4. 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, INCLUDING THOSE SET OUT IN VOLUME 127, PAGE 140, SHELBY COUNTY, ALABAMA.
5. SUCH STATE OF FACTS AS SHOWN ON THE AMENDED MAP OF CHASE PLANTATION, 2ND SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 159, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS AND LIENS, AS RECORDED IN BOOK 55, PAGE 329, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
8. EASEMENT TO MARCUS CABLE OF ALABAMA, L.L.C., L/K/A CHARTER COMMUNICATION, RECORDED IN LR 200910, PAGE 7768 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

9. AGREEMENT WITH ALABAMA POWER COMPANY, RECORDED IN MISC. 55, PAGE 181, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. RESTRICTIONS REGARDING ALABAMA POWER COMPANY, RECORDED IN MISC. 55, PAGE 180, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RIGHT OF WAY TO ALABAMA POWER COMPANY, RECORDED IN VOLUME 353, PAGE 992, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ -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.

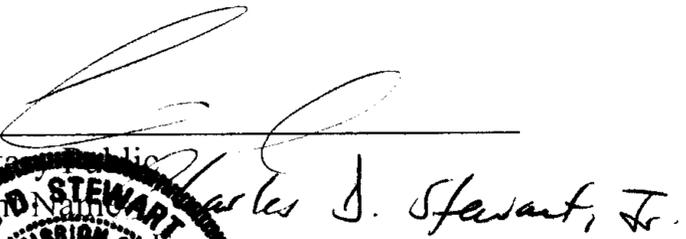
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 14th day of December, 2010.


GERTRUDE EDWARDS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GERTRUDE EDWARDS, 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 14th day of December, 2010.


Notary Public
Name: Charles S. Stewart, Jr.
Commission Expires: 4-13-12
