

SEND TAX NOTICE TO:

Sandy Gerald

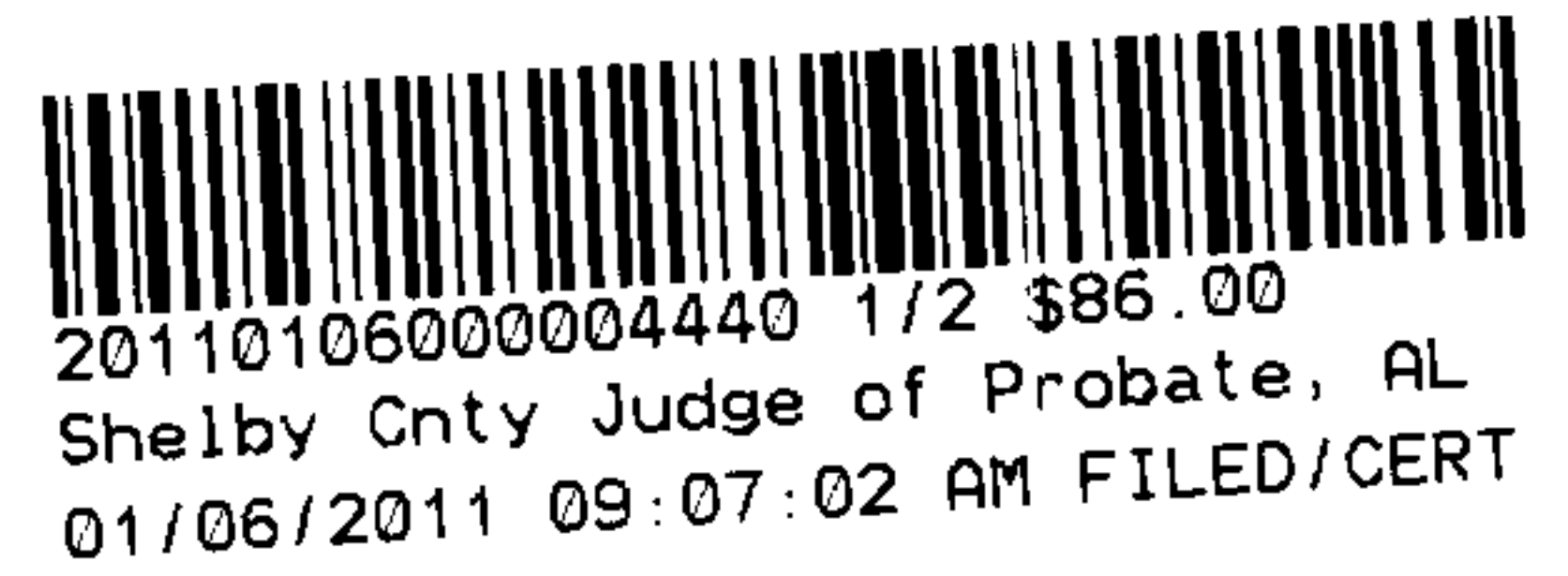
1347 2nd Avenue SW, Alabaster, Alabama 35007

This instrument was prepared by

Shannon E. Price, Esq.

P. O. Box 19144

Birmingham, AL 35219



WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of **Seventy One Thousand dollars & no cents \$71,000.00**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,

Roy Wayne Staggs, an unmarried man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sandy Gerald, a married woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 8, ACCORDING TO THE KENTON BRANT NICKERSON
SUBDIVISION, AS SHOWN ON MAP RECORDED IN MAP BOOK 5,
PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to:

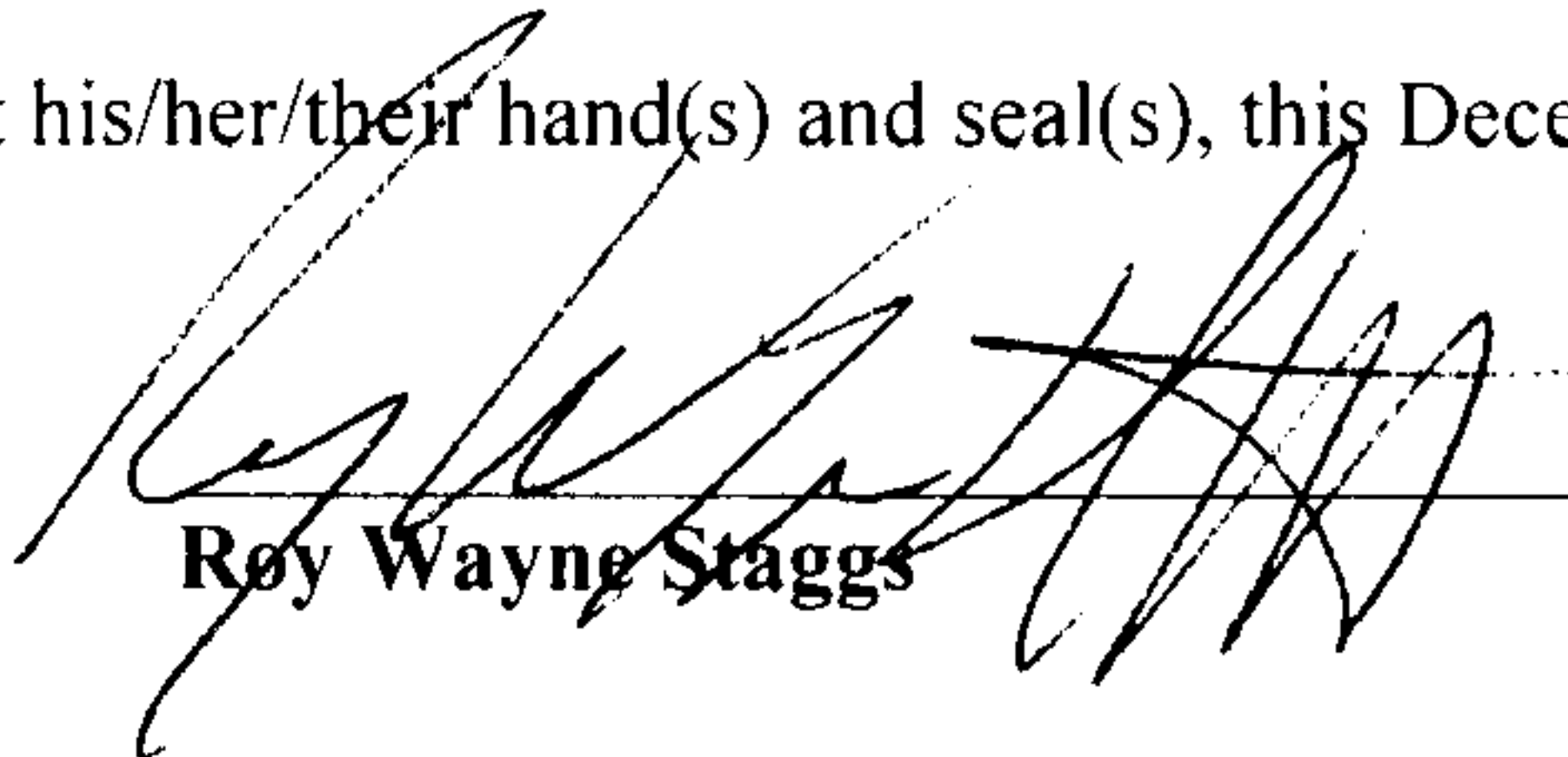
1. All taxes for the year 2010 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Such state of facts as shown on subdivision plat recorded in Plat Book 5, Page 53.
8. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
9. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 5, Page 53.
10. 35' building line front as shown on recorded Map Book 5, Page 53.
11. Right of Way to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in Volume 267, Page 397.
12. Right of Way to Plantation Pipeline Co. as recorded in Volume 112, Page 331.

A handwritten signature in black ink, appearing to be 'RS' or similar initials, with a long horizontal stroke extending to the right.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this December 30, 2010

 (Seal)
Roy Wayne Staggs

STATE OF Alabama

General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Roy Wayne Staggs, an unmarried man** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this December 30, 2010 .


Notary Public.

Seal

My Commission Expires: 4/6/2014