

Send tax notice to:  
MICHELLE LAGLE  
1252 BOUNDARY STREET  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, AL 35242

STATE OF ALABAMA  
Shelby COUNTY

2011001

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Five Thousand and 00/100 Dollars (\$395,000.00) to the undersigned, JAMES BOYD PRICE, JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM PAUL PRICE, DECEASED, SHELBY COUNTY PROBATE CASE NO. PR-2010-000495, A MARRIED MAN NOT JOINED BY SPOUSE (hereinafter referred to as Grantors) in hand paid by MICHELLE LAGLE (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 52, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE RESIDENTIAL SUBDIVISION, BEAUMONT, PHASE 2, AS RECORDED IN MAP BOOK 38, PAGE 66, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

**SUBJECT PROPERTY DOES NOT CONSTITUTE TO HOMESTEAD OF GRANTOR NOR HIS RESPECTIVE SPOUSE.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT 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. 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 PERSONS OR PROPERTY.
6. SUCH STATE OF FACTS AS RECORDED ON PLAT OF BEAUMONT, PHASE 2, AS RECORDED IN MAP BOOK 38, PAGE 66, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 20070626000297880 AND INSTRUMENT NO. 20071130000543120 AND AMENDED IN INSTRUMENT NO. 20080814000326670 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
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 PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN MISC. BOOK 5, PAGE 355.

9. RIGHTS OF OTHER PARTIES, THE UNITED STATES OF AMERICAN, AND/OR THE STATE OF ALABAMA, IN AND TO THE SHORE, LITTORAL OR RIPARIAN RIGHTS TO THE SUBJECT PROPERTY LYING ADJACENT TO CREEKS AND/OR STREAMS BORDERING SUBJECT PROPERTY.
10. AGREEMENT FOR COVENANTS AS RECORDED IN INSTRUMENT NO. 20060607000270390.
11. GRANT OF LAND EASEMENT AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20070418000180130.
12. GRANT OF LAND EASEMENT WITH RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 20071109000517680.

\$ -0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

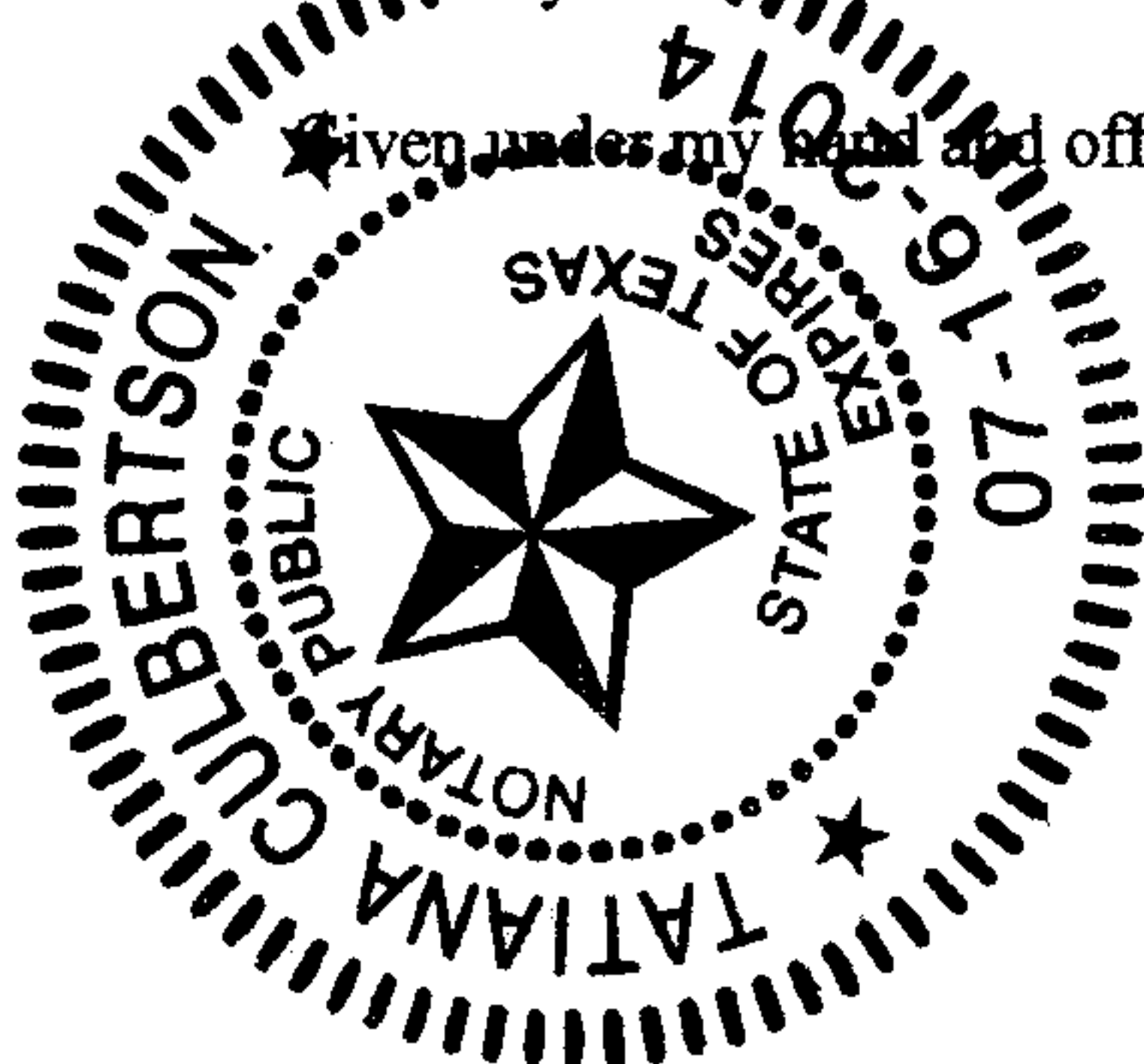
IN WITNESS WHEREOF, Grantor, JAMES BOYD PRICE, JR, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM PAUL PRICE, DECEASED, SHELBY COUNTY PROBATE CASE NO. PR-2010-000495, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10<sup>th</sup> day of January, 2011.

  
JAMES BOYD PRICE, JR.  
PERSONAL REPRESENTATIVE OF THE  
ESTATE OF WILLIAM PAUL PRICE

STATE OF Texas  
COUNTY OF Tarrant

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES BOYD PRICE, JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM PAUL PRICE, 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, he, in his capacity as said PERSONAL REPRESENTATIVE of the ESTATE OF WILLIAM PAUL PRICE and with full authority, executed the same voluntarily, for and as the act of said Estate.

Given under my hand and official seal this the 10<sup>th</sup> day of January, 2011.



  
Notary Public

Print Name: Tatiana Culbertson

Commission Expires: 07/16/14