

\$ 54,919.94 - ^{sale} ~~price~~

Send tax notice to:
Deborah Anderson
3112 Shoreway Cir
Owens Cross Cds, 35763

This instrument prepared by:
Stan McDonald
Long, Flanagan & McDonald, LLC
4851 Whitesburg Drive, Ste. G
Huntsville, AL 35802

STATE OF ALABAMA
COUNTY OF Shelby

Shelby County, AL 03/01/2011
State of Alabama
Deed Tax: \$55.00

WARRANTY DEED

KNOW ALL THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, the undersigned **Robert W. Hosea, a single person** (hereinafter referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Deborah Anderson** (hereinafter referred to as GRANTEE), the following real estate situated in Shelby County, Alabama, to-wit:

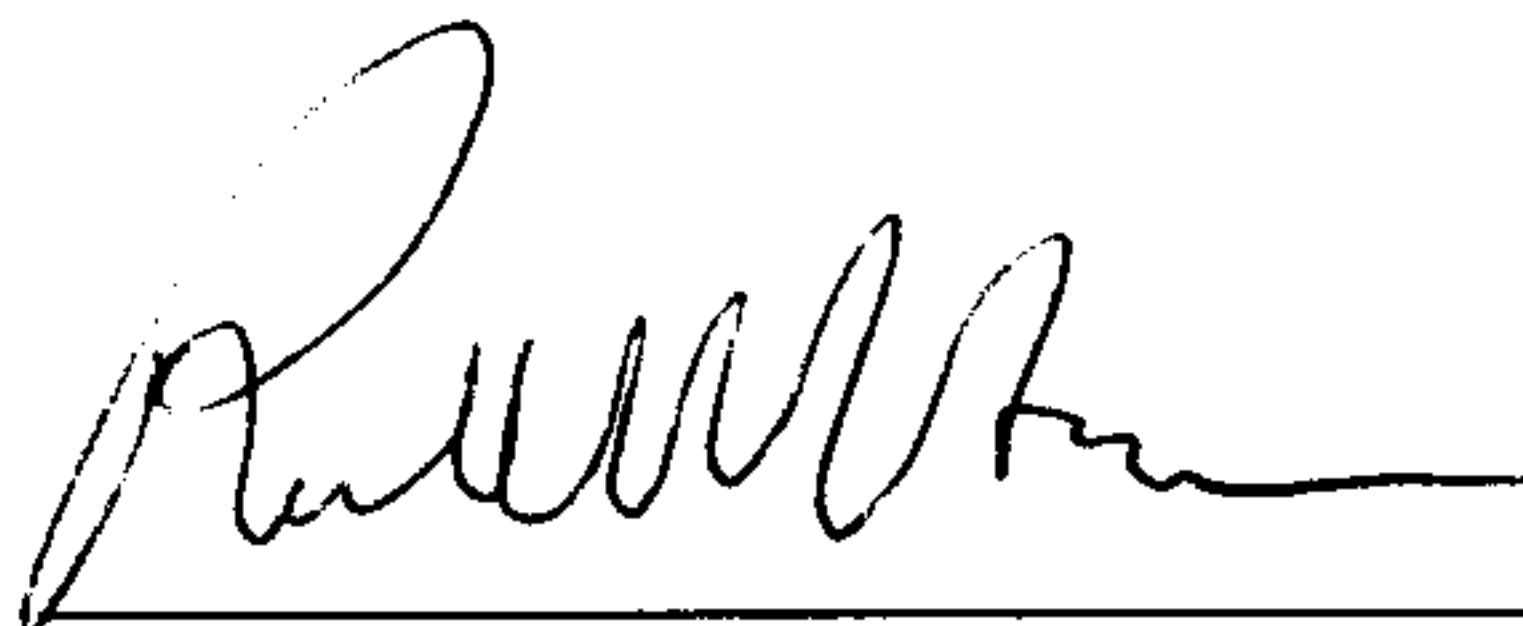
Lot 17, according to the Survey of Chanda Terrace, 6th Sector, as recorded in Map Book 16, page 10, in the Probate Office for Shelby County, Alabama.

Subject to First Right of Refusal. See attached addendum.

TO HAVE AND TO HOLD unto the Grantee, in fee simple, and to its successors and assigns, forever.

And said GRANTOR does, for himself, and his heirs, covenant with said GRANTEE, its successors and assigns, that he is lawfully seized in fee simple of said premises; that he is free from all encumbrances except ad valorem taxes for 2010 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that he has good right to sell and convey the same aforesaid; that he will and his heirs and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims all persons.

IN WITNESS WHEREOF, the Grantor hereunto set his hand and seal this the 22nd day of February, 2011.



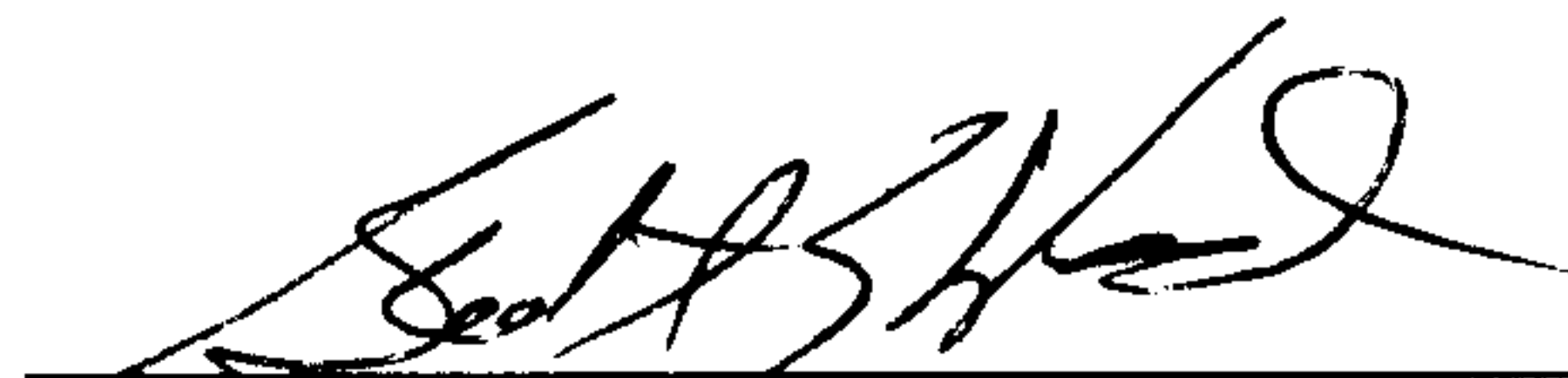
Robert W. Hosea

STATE OF ALABAMA
COUNTY OF Madison

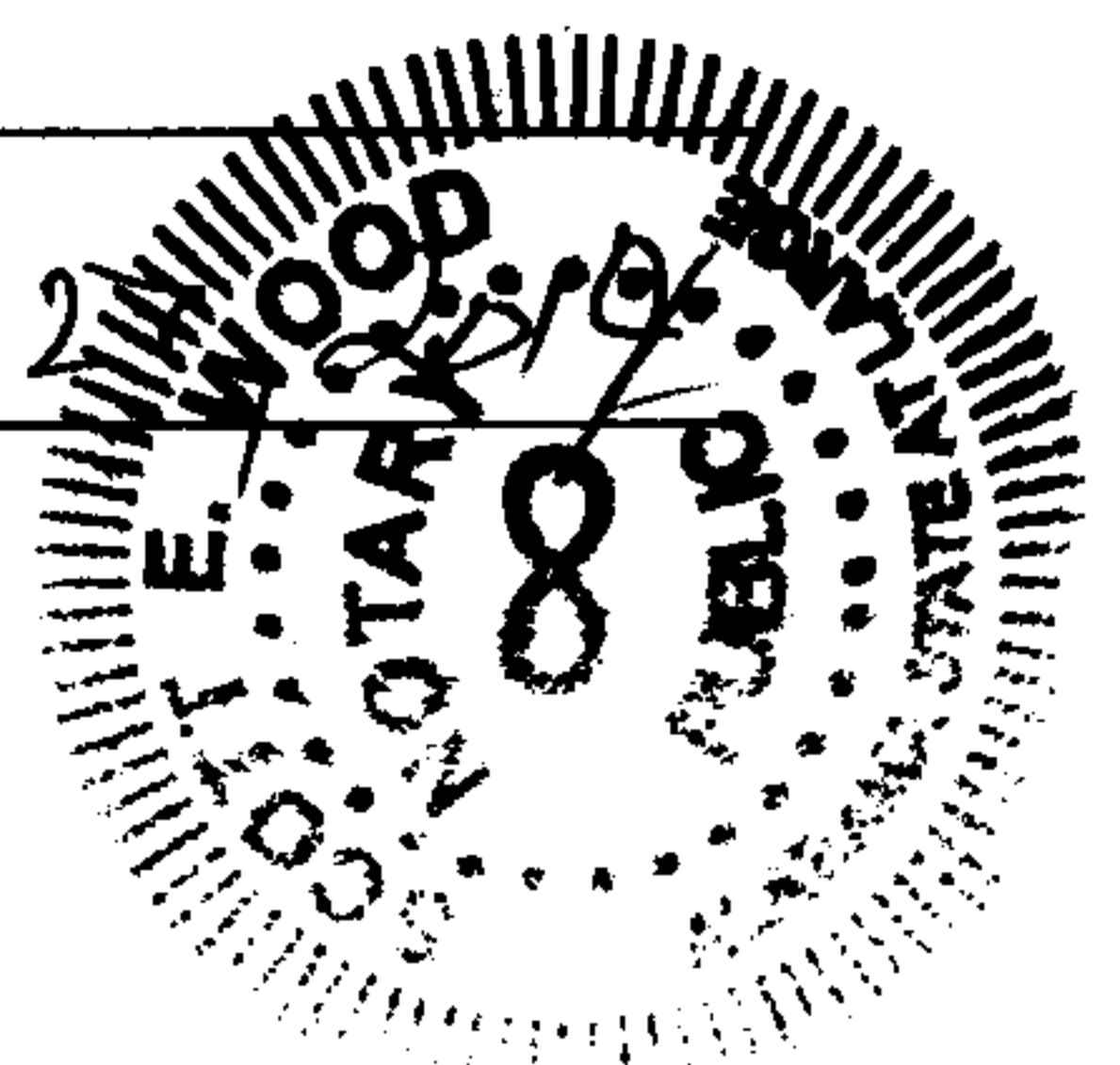
I, the undersigned, a Notary Public in and for said county and state, hereby certify that Robert W. Hosea whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily.

Given under my hand and official seal this the 22nd day of February, 2011.


20110301000068600 1/2 \$70.00
Shelby Cnty Judge of Probate, AL
03/01/2011 01:16:48 PM FILED/CERT


Notary Public

My Commission Expires: Sept 2



First Right of Refusal

Property Address: 2748 Wellington Drive, Pelham, AL 35214

This exclusive right of refusal relates to the attached deed conveying the above described property from Robert W. Hosea (Grantor) to Deborah Anderson (Grantee).

It is hereby agreed and understood that upon Grantor's conveyance of this property, said Grantor is retaining for himself and/or his heirs in event of his death, a first right of refusal which will remain in effect for 25 (twenty-five) years.

In the event Grantee passes before twenty-five year period, then property shall convey to her spouse, Trent Anderson.

In the event of both Grantor and Grantee passing before twenty-five year period, then balance of house debt is to be paid off by inheritance from Grantee's estate.

In the event that Grantor exercises his right of refusal, then the purchase price shall be \$64,919.94 minus the total amount of lease monies received by the Grantee since the recording of the attached deed.

Upon the passage of 25 (twenty-five) years from signing of this deed, all rights of refusal or any other property rights possibly held by the Grantor are extinguished.

