

Send tax notice to:

WILLIAM J. BELL
106 GLENGERRY DRIVE
PELHAM, AL, 35124

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

2011134

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax: \$210.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ten Thousand and 00/100 Dollars (\$310,000.00) in hand paid to the undersigned, JIMMY M. RAINES and LYND A. RAINES, Husband and Wife (hereinafter referred to as "Grantors") by WILLIAM J. BELL and NANCY M. BELL (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 1019, ACCORDING TO THE SURVEY OF GLENGERRY AT BALLANTRAE, AS RECORDED IN MAP BOOK 33, PAGE 139, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

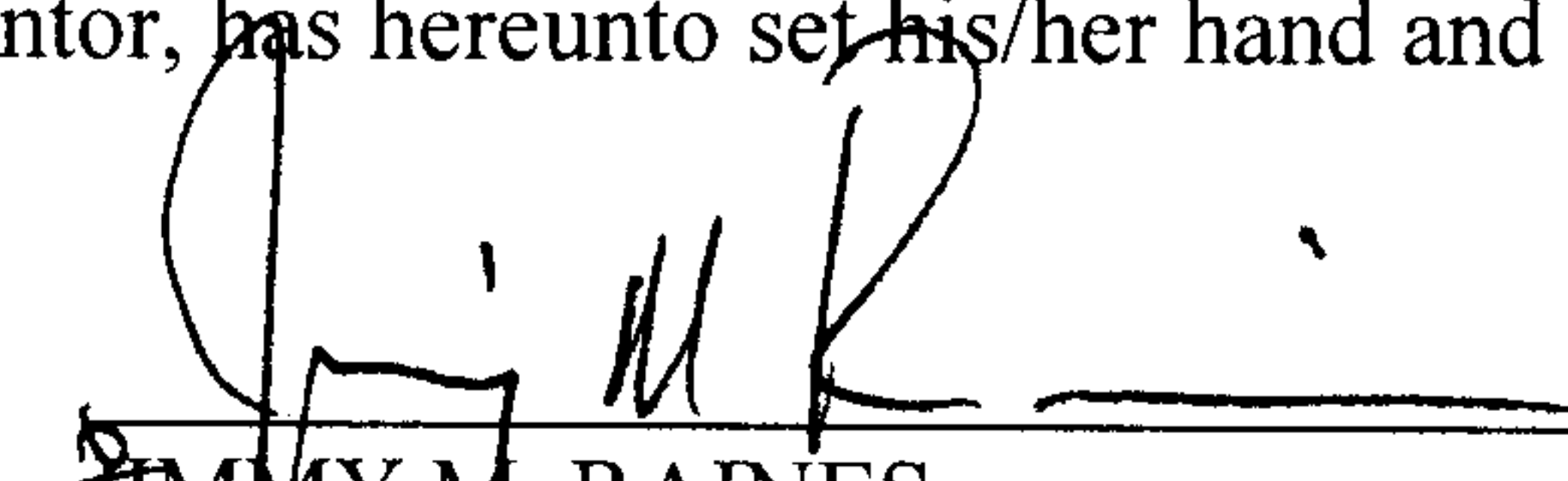
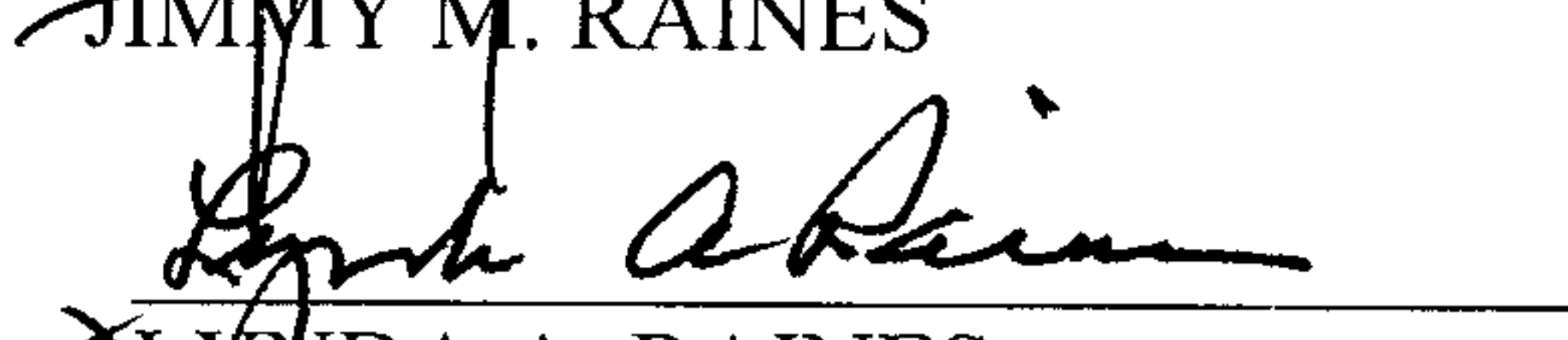
SUBJECT TO:

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. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS OF EASEMENTS, ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
4. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED B CURRENT OR PRIOR OWNERS.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY TITLE COMMITMENT.
6. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
7. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 29940910000505940 BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
8. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN FAVOR OF ALABAMA POWER COMPANY.
9. ARTICLES OF INCORPORATION FOR BALLANTRAE RESIDENTIAL ASSOCIATION AS SET FORTH IN INSTRUMENT NO. 2003100300067760.
10. RECIPROCAL EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT NO. 20050502000209290.
11. COVENANT FOR STORM WATER RUN-OFF AS SET FORTH IN INSTRUMENT NO. 20041013000565940.

\$100,000.00 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.

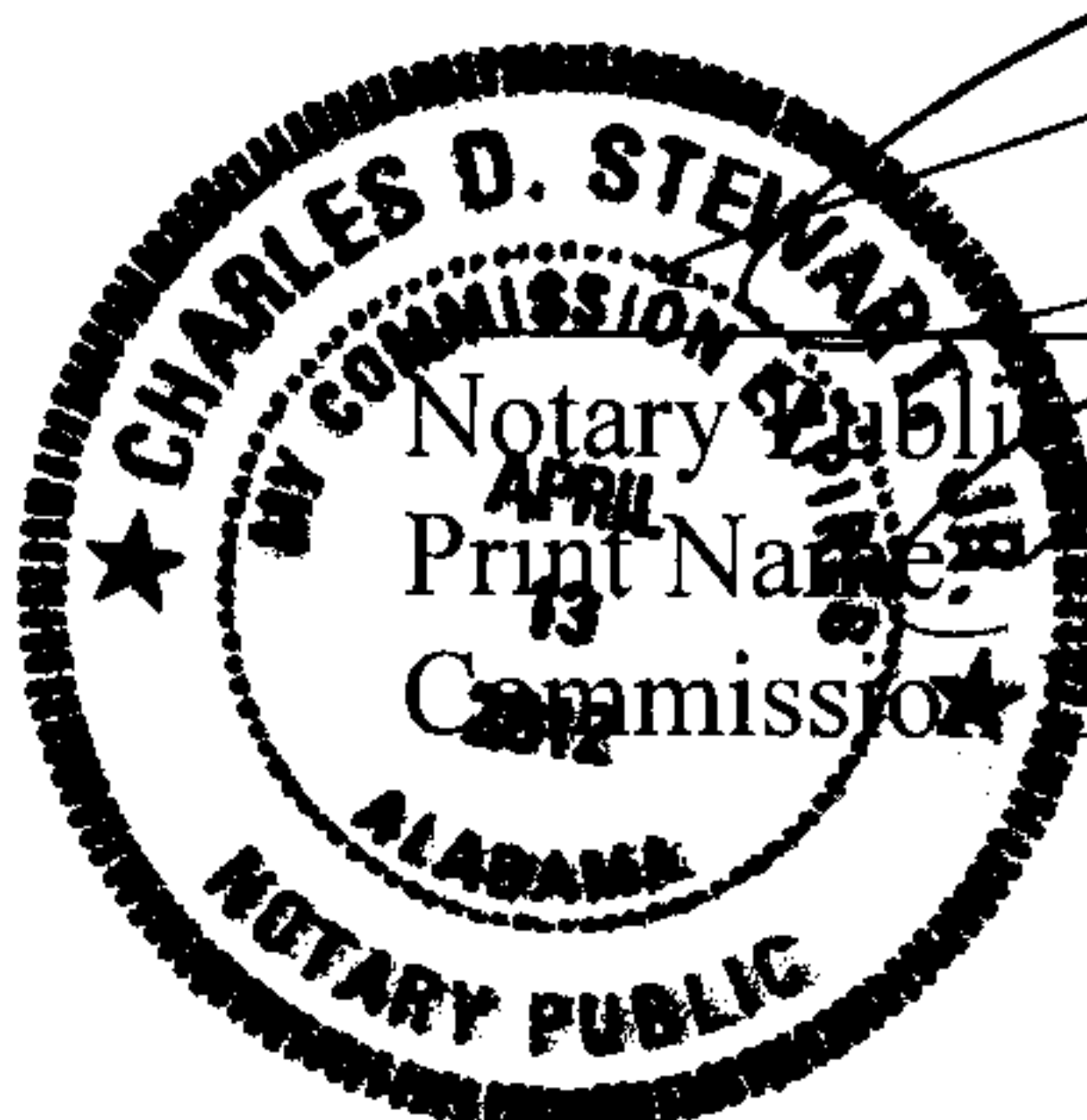
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 20th day of April, 2011.


JIMMY M. RAINES

LYNDA A. RAINES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JIMMY M. RAINES and LYNDA A. RAINES, 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 the 20th day of April, 2011.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4-13-12