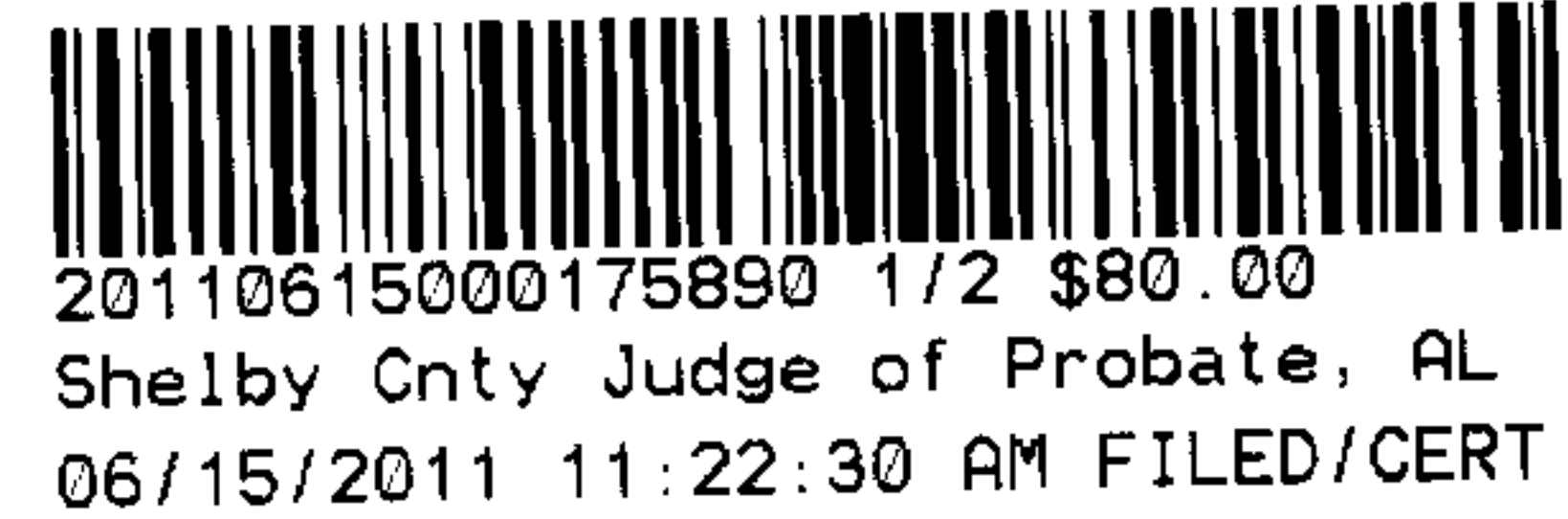


This instrument was prepared by:  
Gathel O. Runnels, Jr., Attorney at Law  
105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:  
James R. Belew & Janet A. Stewart  
65 College Street  
Vincent, Alabama 35178

**STATE OF ALABAMA  
COUNTY OF SHELBY**



**WARRANTY DEED**

Know All Men by These Presents: That in consideration of **SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt of which is acknowledged, I or we, **JAMES T. MILLICAN, AN UNMARRIED PERSON, BY AND THROUGH HIS DULY AUTHORIZED AGENT AND ATTORNEY IN FACT, WILSIE HAYES** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JAMES R. BELEW AND JANET A. STEWART** (herein referred to as grantees), the following described real estate, situated in SHELBY County, Alabama, to-wit:

**Lot 18, in Block 2, according to the Survey of Cottage Hill Subdivision, recorded in Map Book 4, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to:

- (1) Taxes or assessments for the year 2011 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Restrictions, public utility easements, and building setback lines as shown on recorded Survey of Cottage Hill Subdivision, recorded in Map Book 4, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama. (b) All outstanding right of redemption in favor of all personal entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage Foreclosure Deed dated 02/01/2011 and recorded on 02/17/2011 in Instrument # 20110217000055500, in the Probate Office of Shelby County, Alabama, under an in accordance with the laws of the State of Alabama or the United States of America. The Company does not attempt herein to disclose or identify the names if all persons, firms, partnerships, corporations, associations, governments, or other entities entitled to redeem the property under the laws of the State of Alabama or the United States of America. Nevertheless, rights of redemption exist, and at this time constitute a title defect, and said defect is expressly excepted from coverage under this policy by virtue of legal obligations to list or identify all persons,

firms, partnerships, corporations, associations, governments, or other entities entitled to redeem the property under the laws of the State of Alabama or the United States of America and by acceptance of this policy the Insured hereby releases and discharges the Company, and its issuing agent of and from any such duty, obligations, or undertaking.

And I/we do, for ourselves and for my/our heirs, executors and administrators, covenant with said grantee, its successors and assigns, that I am/we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 10<sup>th</sup> day of June, 2011.

*James T. Millican by  
Wilsie Hayes his agent  
and AIF*

**JAMES T. MILLICAN**

**By: WILSIE HAYES HIS AGENT  
AND ATTORNEY IN FACT**


STATE OF ALABAMA  
COUNTY OF SHELBY

I, Gathel O. Runnels, Jr., Attorney at Law, a Notary Public in said and for said County, in said State, hereby certify that **JAMES T. MILLICAN, BY AND THROUGH THIER DULY AUTHORIZED AGENT AND ATTORNEY IN FACT, WILSIE HAYES**, 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

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

**GATHEL O. RUNNELS, JR.**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 27, 2013

*[Signature]*  
Notary Public

  
20110615000175890 2/2 \$80.00  
Shelby Cnty Judge of Probate, AL  
06/15/2011 11:22:30 AM FILED/CERT