

Send tax notice to:

MICHAEL J. ORDES, SR.  
2387 FOREST LAKES LANE  
STERRETT, AL, 35147

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

2011228

Shelby County, AL 08/09/2011  
State of Alabama  
Deed Tax: \$4.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in hand paid to the undersigned, JAMES M. REAVES, a married man (hereinafter referred to as "Grantors") by MICHAEL J. ORDES, SR. and LOIS A. ORDES (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 228, ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION, 3RD SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 32, PAGE 26 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

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. BUILDING SETBACK LINE(S) AND EASEMENT(S) AS SHOWN ON RECORDED PLAT.
3. RIGHT(S) OF WAY(S) GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN BOOK 126 PAGE 191; BOOK 16 PAGE 323; BOOK 236 PAGE 829 AND INSTRUMENT NO. 20040102000000390 IN THE PROBATE OFFICE.
4. RIGHT(S) OF WAY(S) GRANTED TO SHELBY COUNTY BY INSTRUMENT(S) RECORDED IN INSTRUMENT NO. 1993-03955; INSTRUMENT NO. 1993-03957; INSTRUMENT NO. 1993-03959; INSTRUMENT NO. 1993-03960; INSTRUMENT NO. 1993-103961; INSTRUMENT NO. 1993-03964; INSTRUMENT NO. 1993-03965 AND INSTRUMENT NO. 1993-03966 IN THE PROBATE OFFICE.
5. SUBJECT TO MATTERS AS SHOWN ON RECORDED MAP IN MAP BOOK 32 PAGE 26 A & B.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING THOSE SET OUT IN BOOK 3 PAGE 262 AND BOOK 331 PAGE 262 IN PROBATE OFFICE.
7. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INSTRUMENT NO. 20031006000671360 IN THE PROBATE OFFICE.

\$146,197.00 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 30th day of June, 2011.

  
JAMES M. REAVES

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES M. REAVES, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of June, 2011.

