

This instrument was prepared by:

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Send Tax Notice To:

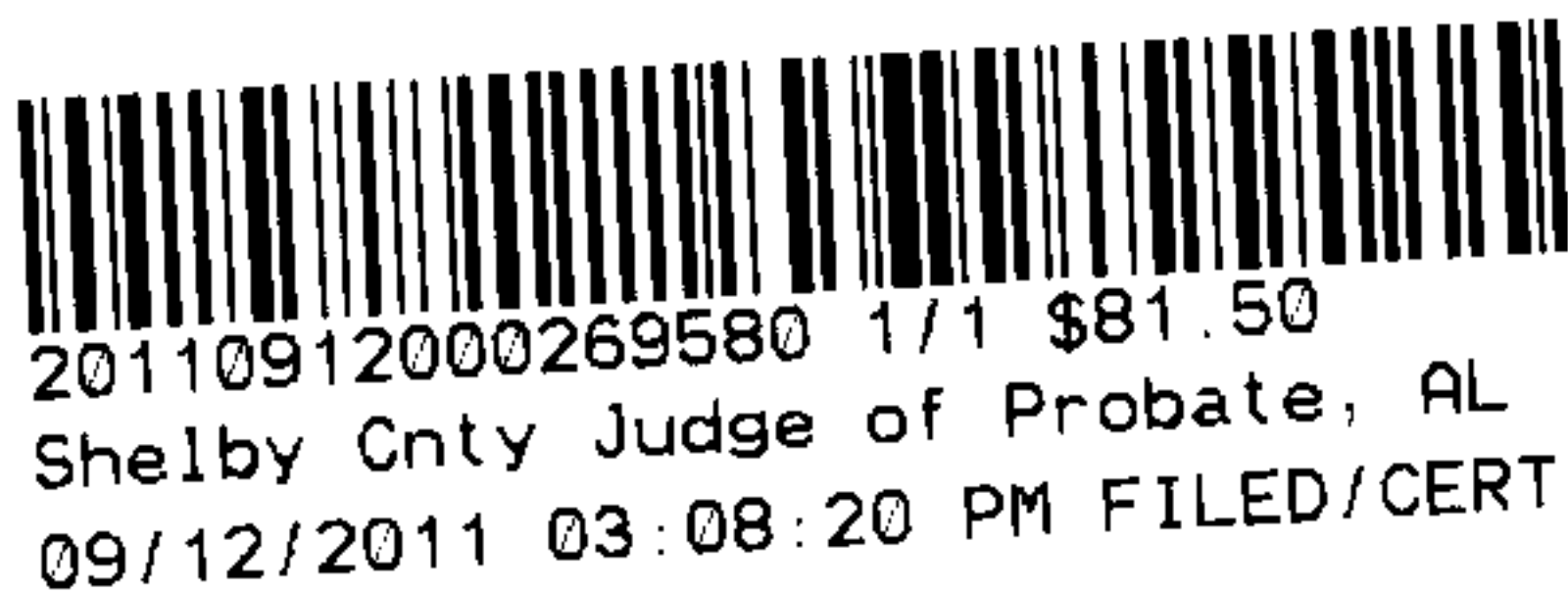
Dwight A. Sandlin

3545 Market Street
Birmingham, AL 35226

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY



Shelby County, AL 09/12/2011
State of Alabama
Deed Tax: \$69.50

That in consideration of Two Hundred Seventy-Eight Thousand and 00/100 (\$278,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Raphael Denson Parker** and wife, **Joyce S. Parker**, do hereby grant, bargain, sell and convey unto **Dwight A. Sandlin** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28A, according to the Final Plat of Residential Subdivision, Beaumont Phase 5, a Resurvey of Lots 1-31, as recorded in Map Book 40, Page 5, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictions appearing of record in Instrument 20060411000166620, in the Probate Office of Shelby County, Alabama; (3) Mineral and mining rights and rights incident thereto recorded in Misc. Volume 5, page 355; Misc. Volume 4, page 442 and Misc. Volume 48, page 427, in the Probate Office of Shelby County, Alabama; (4) The Rights of Upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property; (5) Agreement for Covenants as recorded in Instrument 20060607000270390, in the Probate Office of Shelby County, Alabama; (6) Grant of Land Easement with restrictive covenants recorded in Instrument 20070418000180130 in the Probate Office of Shelby County, Alabama; (7) Restrictive Covenants appearing of record in Instrument 20060411000166620 and Instrument 20071130000543120, in the Probate Office of Shelby County, Alabama; (8) Building Lines as shown on recorded plat; (9) Easements as shown on recorded plat.

\$208,500.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

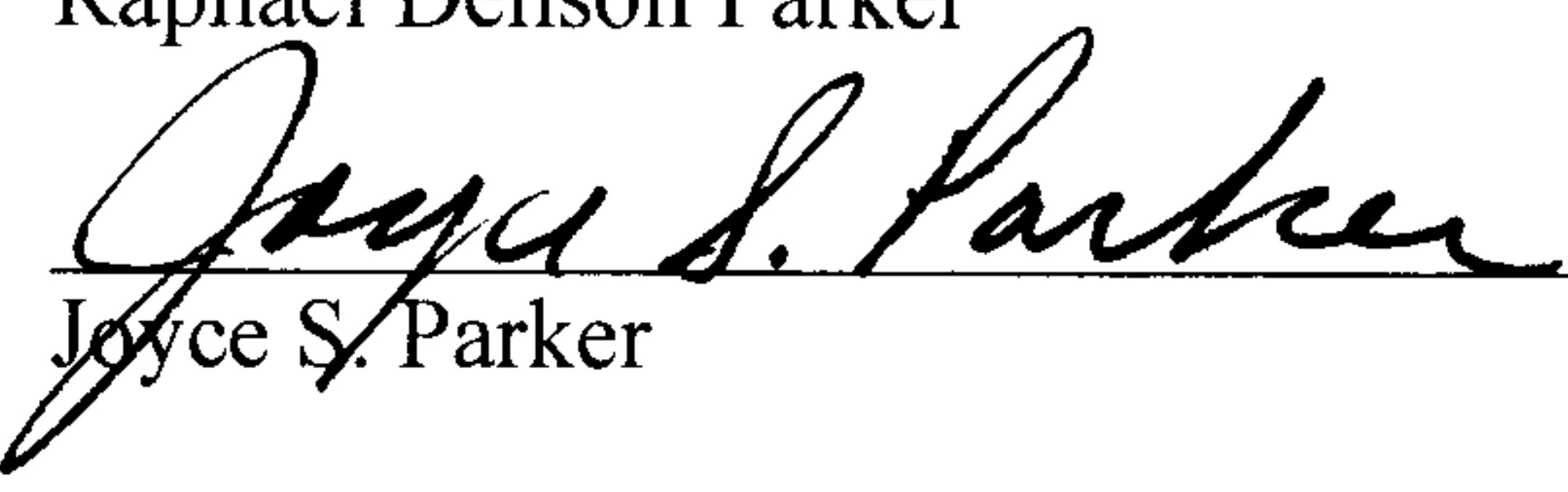
TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of September, 2011.



Raphael Denson Parker



Joyce S. Parker

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Raphael Denson Parker** and wife, **Joyce S. Parker**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2011.

My Commission Expires:
08/04/2013



Notary Public