

Send tax notice to:

Norma Rogers
1300 Indian Springs Village
Indian Springs Village, AL 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2011091350

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand and No/100ths Dollars (\$100,000.00) in hand paid to the undersigned, John A. Ferretti, an unmarried person, (hereinafter referred to as "Grantor") by Norma Rogers (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 13, 14, and 15, Block 1, according to Brookfield Second Sector as recorded in Map Book 6, Page 16, in the Probate Office of Shelby County, Alabama.

John A. Ferretti, as surviving grantee of that certain Warranty Deed from Joseph J. Ferretti dated July 16, 2010, and recorded in Inst. #20100716000227130, in the Probate Office of Shelby County, Alabama. Joseph J. Ferretti having died on or about 1st day of September, 2011.

SUBJECT TO:

General and special taxes or assessments for 2011 and subsequent years not yet due and payable.

Building setback line reserved of 45 feet on Lots 13 and 15 and 60 feet on Lot 14 from David Drive as shown by plat.

Utility easements as shown by recorded plat, including 10 feet from rear (Lots 13, 14, 15) and 7.5 feet on East side of Lot 13.

Restrictions, covenants, and conditions as set out in Misc. Book 7 page 837, in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Right(s)-of-Way(s) granted to Alabama Power Company, as set out in Volume 121 page 40; Volume 127 page 504; Volume 245 page 24 and Volume 285 page 280, in the Probate Office.

Right(s)-of-Way(s) granted to Southern Bell Telephone & Telegraph, as set out in Volume 285 page 719, in the Probate Office.

Agreement in favor of Alabama Power Company as recorded in Misc. Book 8 page 131 in said Probate Office.

\$ N/A 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

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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

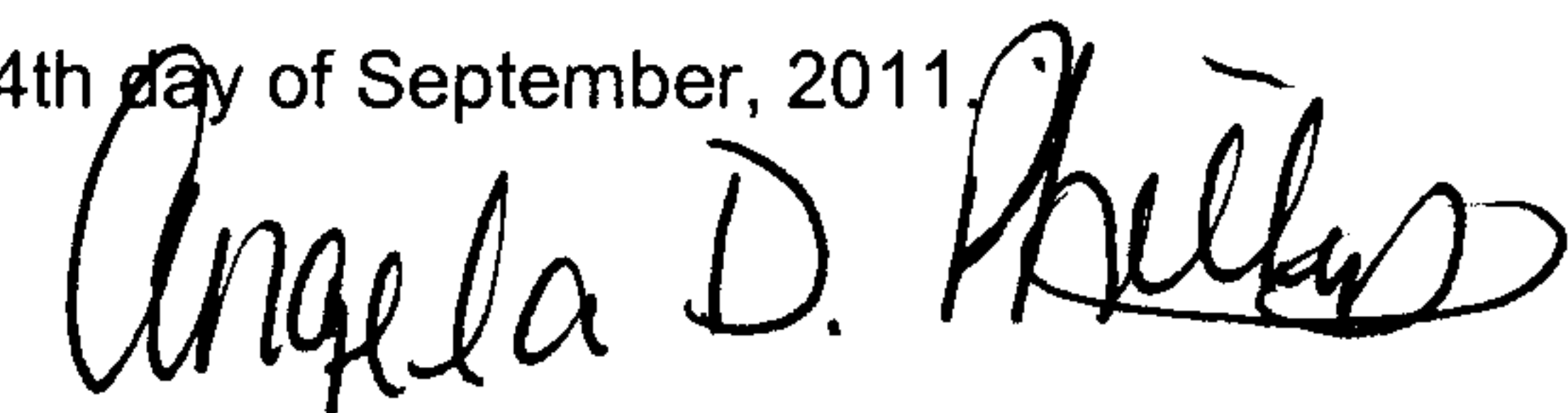
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this 09/14/11.


John A. Ferretti

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN A. FERRETTI, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of September, 2011.


Notary Public
Print Name: Angela D. Phillips
My Commission Expires: 01/16/2012

