

Send tax notice to:

Renee D. Smith  
433 Savannah Cove  
Calera, AL 35040

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

2011081318

Shelby County, AL 09/26/2011  
State of Alabama  
Deed Tax: \$3.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Six Thousand and No/100ths Dollars (\$126,000.00) in hand paid to the undersigned, Kristy D. Pritchett, an unmarried person, (hereinafter referred to as "Grantor") by Renee D. Smith (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:

Lot 522, according to the Survey of Savannah Pointe Sector V, Phase II, as recorded in Map Book 30, page 42, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

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

Building setback line reserved of 20 feet from Savannah Cove as shown by plat.

Utility easements as shown by recorded plat, including 8 feet along Savannah Cove within the building setback line and 7.5 feet along the northeasterly side and 15 feet along rear.

Restrictions, covenants, and conditions as set out in Inst. #1999-25577, 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 171, page 279, in the Probate Office.

Restrictions, limitations and conditions as set out in Map Book 30, page 42, in said Probate Office.

\$122,805.00 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

20110926000283610 2/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
09/26/2011 10:17:30 AM FILED/CERT

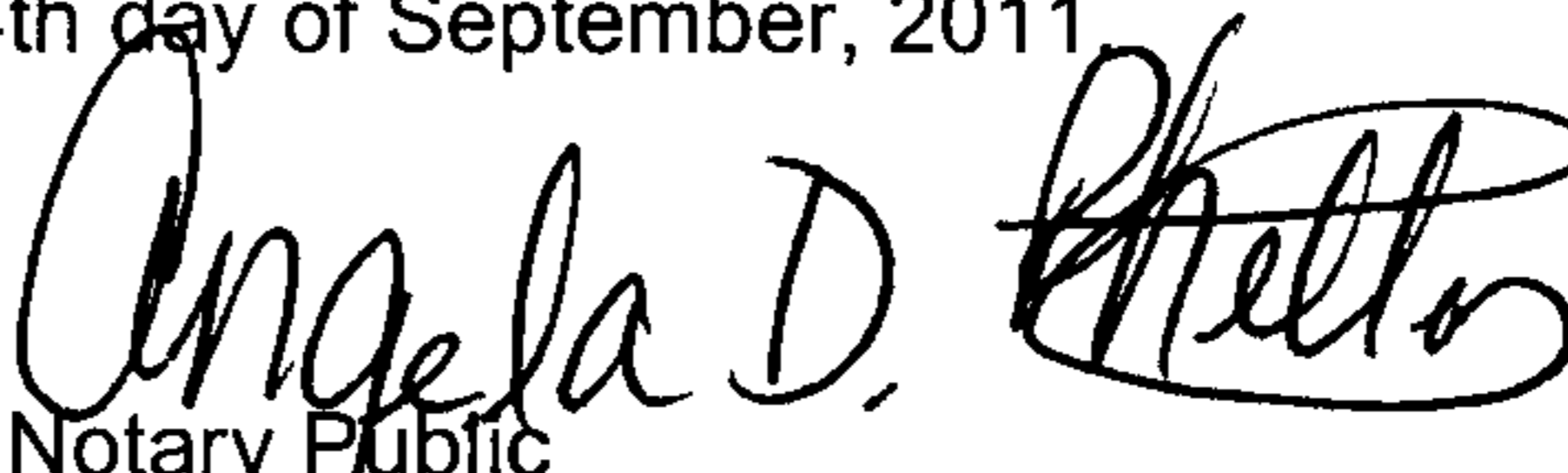
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this 14<sup>th</sup> day of September, 2011.

  
\_\_\_\_\_  
Kristy D. Pritchett

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KRISTY D. PRITCHETT, 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 14th day of September, 2011

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

