

Send tax notice to:

WESLEY R. BROWN
4019 BENT RIVER LANE
BIRMINGHAM, AL, 35216

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

2011340

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fourteen Thousand and 00/100 Dollars (\$214,000.00) in hand paid to the undersigned, DOUGLAS HAVILAND AND VERA WYNETTE HAVILAND, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by WESLEY R. BROWN and JENNIFER D. BROWN (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 27, ACCORDING TO THE SURVEY OF BENT RIVER COMMONS, 1ST SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 76, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6. ANY ADVERSE CLAIM TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
7. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KIND AND CHARACTER INCLUDING BUT NOT LIMITED TO GAS, OIL, SAND AND GRAVEL IN, OR AND UNDER SUBJECT PROPERTY, INCLUDING THOSE RECORDED IN DEED BOOK 33, PAGE 542; DEED BOOK 236, PAGE 103 AND REAL BOOK 178, PAGE 521, IN SAID PROBATE OFFICE.
8. RESTRICTIONS, SET BACKS, COVENANTS, CONDITIONS, EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THE PLAT OF THE SURVEY OF BENT RIVER COMMONS, AS RECORDED IN MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. ARTICLES OF INCORPORATION OF BENT RIVER COMMONS OWNERS ASSOCIATION, INC., RECORDED AS INSTRUMENT NO. 1999-04401 IN SAID PROBATE OFFICE.


20111006000296970 1/3 \$232.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 10/06/2011
State of Alabama
Deed Tax: \$214.00

10. RESTRICTIONS, COVENANTS, CONDITIONS AND LIMITATIONS AS SET OUT IN THAT CERTAIN INSTRUMENT RECORDED AS INSTRUMENT NO. 1996-06492 IN SAID PROBATE OFFICE.
11. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLE, LIMESTONE FORMATIONS, SOIL CONDITIONS, OR ANY OTHER KNOWN OR UNKNOWN SURFACE.

\$-0- 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 20th day of September, 2011.


DOUGLAS HAVILAND

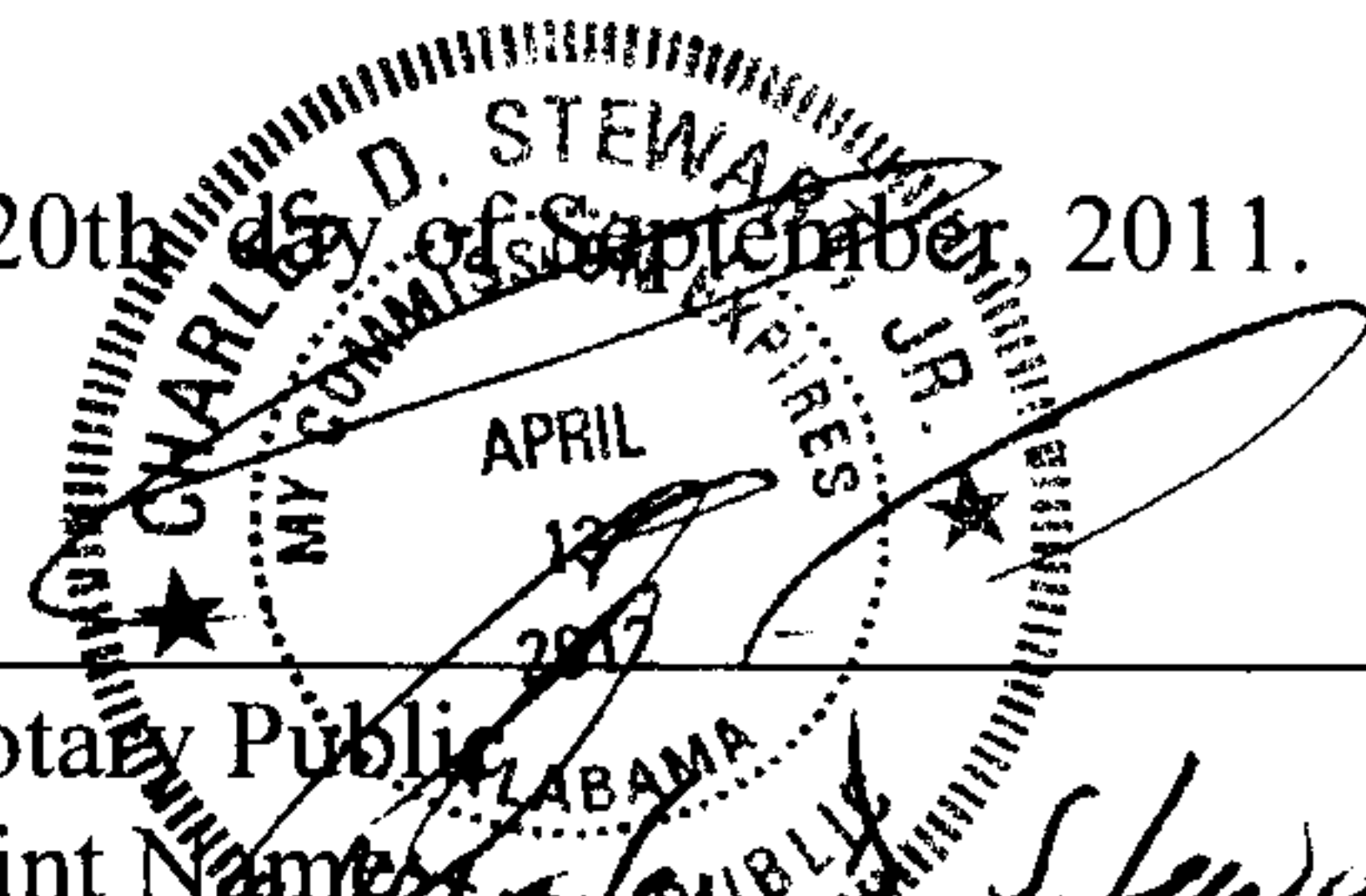

20111006000296970 2/3 \$232.00
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VERA WYNETTE HAVILAND
(BY AND THROUGH HER ATTORNEY IN
FACT, DOUGLAS HAVILAND)
*BY AND THROUGH HER ATTORNEY IN FACT,
DOUGLAS HAVILAND*

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOUGLAS HAVILAND, 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 20th day of September, 2011.


Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *4-13-12*

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that DOUGLAS HAVILAND, whose name as Agent and Attorney in fact for VERA WYNETTE HAVILAND, 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 in his capacity as Attorney in fact for VERA WYNETTE HAVILAND on the day the same bears date.

Given under my hand and official seal this the 20TH DAY OF SEPTEMBER, 2011.

[NOTARIAL SEAL]

Notary Public
Print Name: CHARLES D. STEWART, JR.
Commission Expires: 04/13/12

