

Send tax notice to:
PHILLIP S. GODWIN, JR.
1005 BELVEDERE COVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2011332

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) in hand paid to the undersigned, BURT W. NEWSOME AS TRUSTEE OF THE BURT W. NEWSOME REVOCABLE TRUST, A Married Man and REGINA G. NEWSOME, His Wife (hereinafter referred to as "Grantor") by PHILLIP S. GODWIN, JR. and KELLY H. GODWIN, HUSBAND AND WIFE (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 2, ACCORDING TO THE SURVEY OF FINAL MAP OF BELVEDERE COVE, PHASE 1, AS RECORDED IN MAP BOOK 35, PAGE 45, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES CONDITIONS, AND RESTRICTIONS.
3. TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAN DEED EXECUTED BY D.R. HORTON, INC. – BIRMINGHAM TO BELVEDERE COVE HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 20091119000430910.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN INSTRUMENT NO. 19999-28267 AND INSTRUMENT NO. 20091118000429490 AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.
5. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 2001-50211; INSTRUMENT NO. 2002-18725; INSTRUMENT NO. 20020603000295890 AND INSTRUMENT NO. 20050617000298140.
6. RIGHT9S0 OF WAY TO SHELBY COUNTY, AS RECORDED IN VOLUME196 PAGE 248.

\$233,916.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 10/06/2011
State of Alabama
Deed Tax:\$6.50


20111006000297080 1/2 \$22.50
Shelby Cnty Judge of Probate, AL
10/06/2011 08:33:06 AM FILED/CERT

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, BURT W. NEWSOME AS TRUSTEE OF THE BURT W. NEWSOME TRUST and REGINA G. NEWSOME, who are authorized to execute this conveyance, have hereunto set their signature and seal on this the 14th day of September, 2011.

BURT W. NEWSOME REVOCABLE TRUST

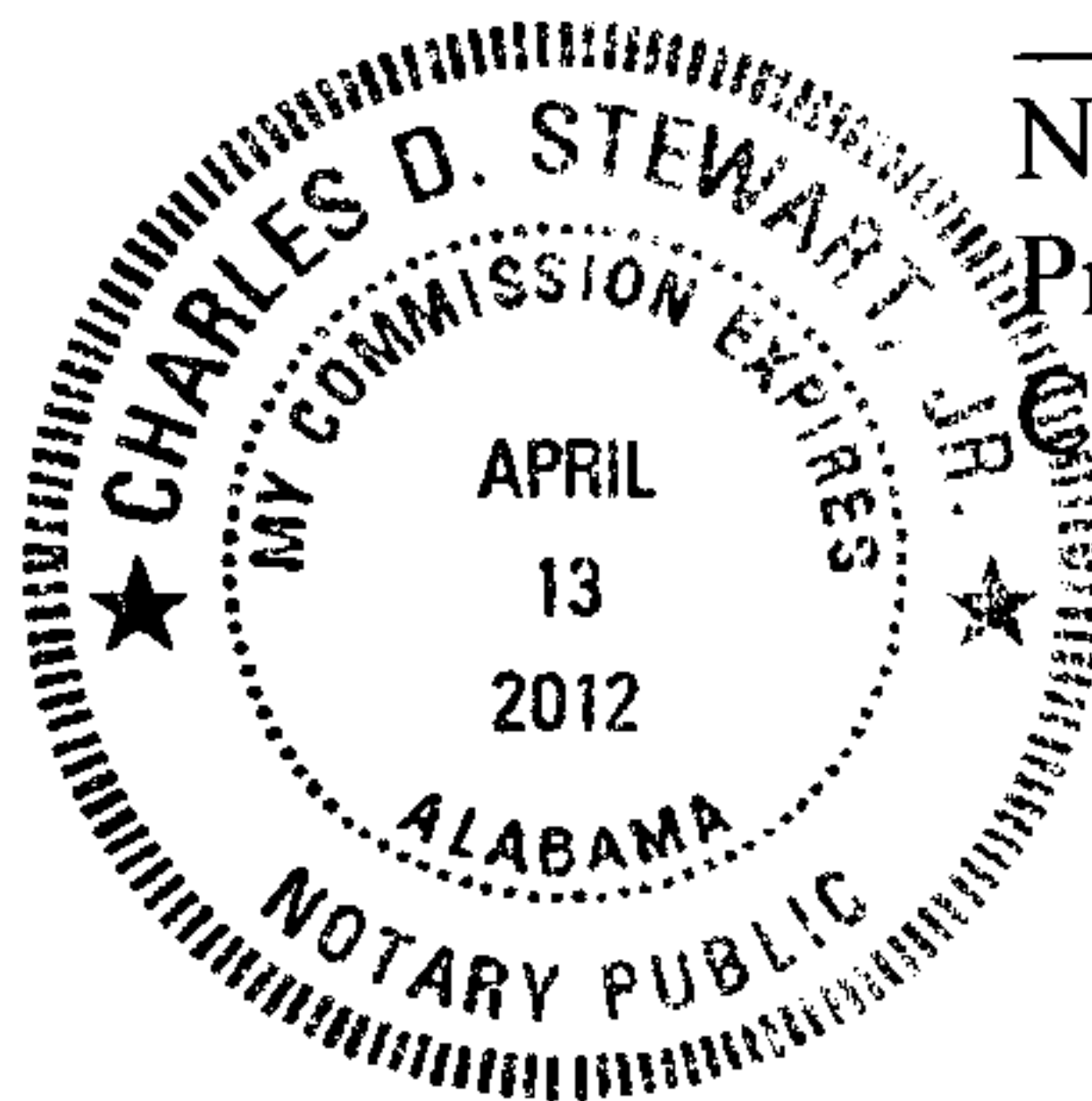
By: Burt W. Newsome
BURT W. NEWSOME
ITS TRUSTEE

Regina Newsome
REGINA G. NEWSOME

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BURT W. NEWSOME, whose name as TRUSTEE of BURT W. NEWSOME REVOCABLE TRUST, AND REGINA G. NEWSOME, are signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily for and as the act of said TRUST.

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



Notary Public

Print Name

Commission Expires:

Charles D. Stewart J.
4-13-12



20111006000297080 2/2 \$22.50
Shelby Cnty Judge of Probate, AL
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