



20111006000298590 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
10/06/2011 03:54:09 PM FILED/CERT

This instrument was prepared by:

**B. Boozer Downs, Jr.
Post Office Box 65
Woodstock, Alabama 35188
(205) 938-2024**

**Send tax notice to:
Alfred F. Hackett Jr.
1028 Meriweather Drive
Calera, AL 35040**

**Source of Title:
Deed Book:
Page:**

BP11-319
Consideration \$83,000
Mortgage \$80,895

=====
STATE OF ALABAMA)
: **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **John D. Sharpe, A MARRIED MAN** and **BY: HIS POWER OF ATTORNEY, Burt Charles**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Alfred F. Hackett Jr.**, (hereinafter referred to as GRANTEE), HIS heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit

Lot 43, according to the Survey of A Final Plat of the Meadows at Meriweather Phase 2, as recorded in Map Book 35, Page 84, in the Probate Office of Shelby County, Alabama. THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

Subject to:

Restrictions or Covenants recorded in Instrument 20041020000578770, in the Probate Office of Shelby County, Alabama.

Easements and restrictions or covenants recorded in Instrument 20040629000354890, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company, as recorded in Deed Book 101, Page 557, in the Probate Office of Shelby County, Alabama.:

Right of way to Shelby County, recorded in Deed Book 200, Page 463, in the Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Instrument 20050207000060630, in the Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Instrument 20050923000495990, in the Probate Office of Shelby County, Alabama.

Restrictions as shown by recorded map.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, HIS heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 30th day of September, 2011.

John D. Sharpe

John D Sharpe by Bert Charles
BERT CHARLES,
POWER OF ATTORNEY *Power of Atty*


STATE OF ALABAMA)
 :
COUNTY OF BIBB)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **BERT CHARLES**, whose name as **POWER OF ATTORNEY** of **John D. Sharpe**, 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 Instrument, he signed their names on the day the same bears date with full authority as f said Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of September, 2011.

Nenna D. [Signature]
NOTARY PUBLIC
My Commission Expires: 04/04/15


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