

Send tax notice to:

KLAUDIA THOMAS  
147 HIGHVIEW COVE  
PELHAM, 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

2011466

Shelby County, AL 12/06/2011  
State of Alabama  
Deed Tax:\$114.50

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fourteen Thousand Five Hundred and 00/100 Dollars (\$114,500.00) in hand paid to the undersigned, ASA W. ALLEN, An Unmarried Man (hereinafter referred to as "Grantors") by KLAUDIA THOMAS (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 250, ACCORDING TO THE MAP OR SURVEY OF FINAL PLAT OF HIGH RIDGE VILLAGE, PHASE 8, AS RECORDED IN MAP BOOK 33, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE 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 IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS FIRST APPEARING IN THE PUBLIC RECORDS.
7. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
8. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
9. SUCH STATE OF FACTS AS SHOWN ON THE FINAL PLAT OF HIGH RIDGE VILLAGE, PHASE 8, AS RECORDED IN MAP BOOK 33, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 20041116000629310 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



11. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
12. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 102, PAGE 202; DEED BOOK 108, PAGE 337; DEED BOOK 102, PAGE 200; DEED BOOK 187, PAGE 53 AND DEED BOOK 187, PAGE 61.

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

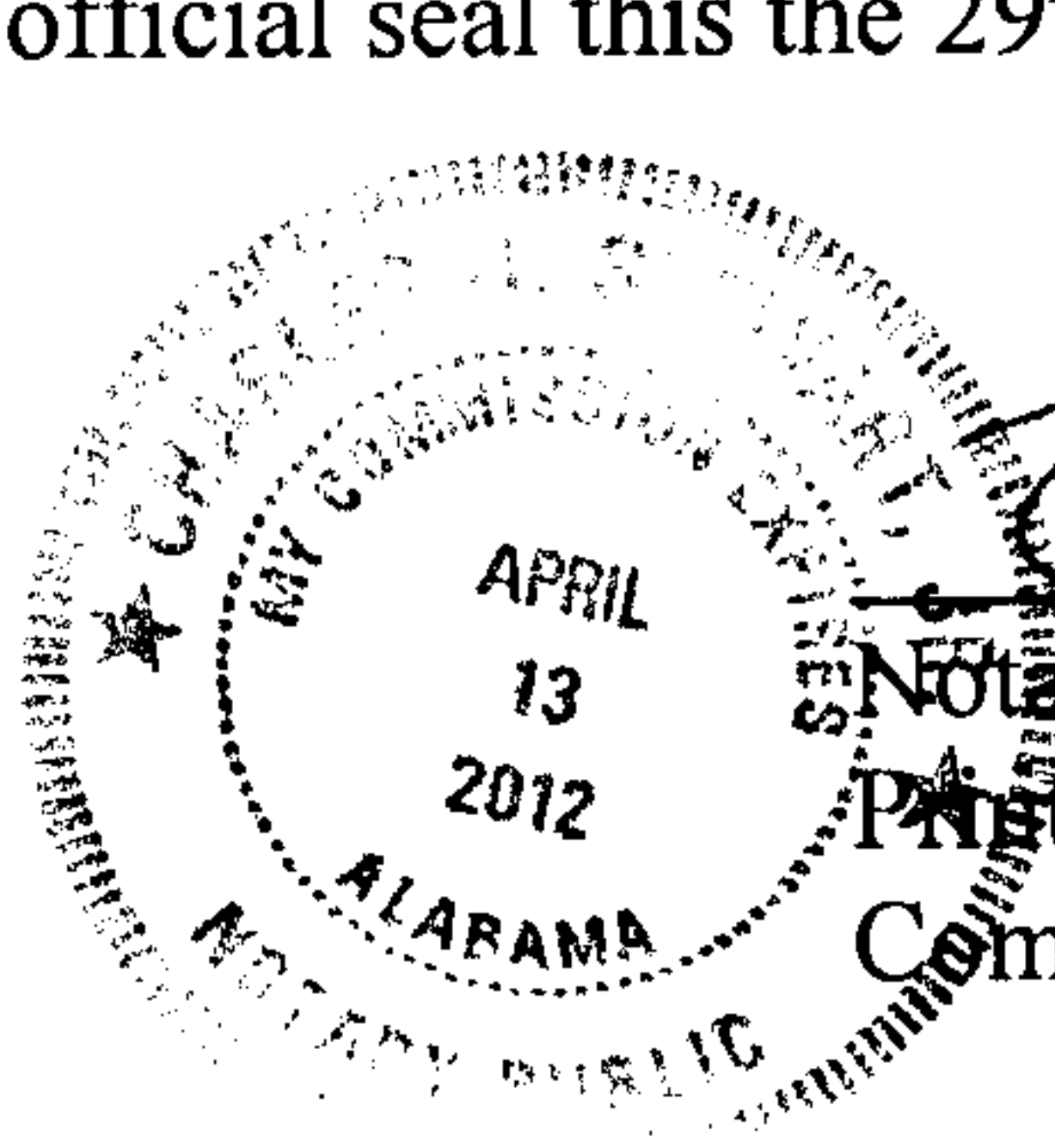
IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 29th day of November, 2011.

  
ASA W. ALLEN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ASA W. ALLEN, 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 29th day of November, 2011.

  
Notary Public  
Print Name: Charles J. Stewart Jr.  
Commission Expires: 4-13-12