

Send tax notice to:

Lisa Williams

4124 Old Cahaba Parkway

Helena, AL 35080

04M1100838

STATE OF ALABAMA

SHELBY COUNTY

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #350

Birmingham, Alabama 35243

Shelby County, AL 12/28/2011
State of Alabama
Deed Tax: \$168.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Eight Thousand and 00/100 Dollars (\$168,000.00) in hand paid to the undersigned, **Brock Corder and Sara B. Corder, husband and wife**, (hereinafter referred to as "Grantors"), by **Lisa Williams** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1924, according to the Resurvey of Lots 1923, 1924, 1932 and pump lot of Old Cahaba V First Addition, as recorded in Map Book 37, Page 52, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1) The lien of Ad Valorem taxes for the year 2012, and subsequent years.
- 2) Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
- 3) 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.
- 4) Such state of facts as shown on the plat of the Resurvey of Lots 1923, 1924, 1932 and pump lot of Old Cahaba V First Addition, as recorded in Map Book 37, Page 52, in the Probate Office of Shelby County, Alabama.
- 5) 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 as recorded in Book 15, Page 415; Book 61, Page 164; Real Volume 133, Page 277 and Real Volume 321, Page 629, in the Probate Office of Shelby County, Alabama.
- 6) Transmission line permits to Alabama Power Company as recorded in Deed Book 134, Page 85; Deed Book 131, Page 447; Deed Book 257, Page 213; Real Volume 46, Page 69 and Deed Book 230, Page 113.
- 7) Easement to Shelby County as recorded in Deed Book 155, Page 331; Deed Book 155, Page 425; Book 2, Page 16 and Book 156, Page 203, in the Probate Office of Shelby County, Alabama.
- 8) Easement to Alabama Power Company as recorded in Instrument No. 20051031000564130, in the Probate Office of Shelby County, Alabama.
- 9) Rights of other parties, the United States of America, and/or the State of Alabama, in and to the shore, littoral or riparian rights to the subject property lying adjacent to creeks and/or streams bordering subject property.
- 10) Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20050916000481600, in the Probate Office of Shelby County, Alabama.

\$168,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of

said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 13 day of December, 2011.

Brock Corder
Brock Corder

Sara B. Corder
Sara B. Corder

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brock Corder and Sara B. Corder, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13 day of December 2011.

Shannon M. Kiefer
Notary Public
Print Name: Shannon M. Kiefer
Commission Expires: March 5, 2014