

Send tax notice to:

KYLE L. ROY
103 CHELSEA VILLAGE LANE
CHELSEA, AL, 35043

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2012087

Shelby County, AL 03/13/2012
State of Alabama
Deed Tax: \$20.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Six Thousand and 00/100 Dollars (\$196,000.00) in hand paid to the undersigned, KENNETH S. HUGGINS and ELIZABETH H. HUGGINS, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by KYLE L. ROY (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 9, ACCORDING TO THE SURVEY OF CHELSEA VILLAGE ESTATES, AS RECORDED IN MAP BOOK 13, PAGE 133, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

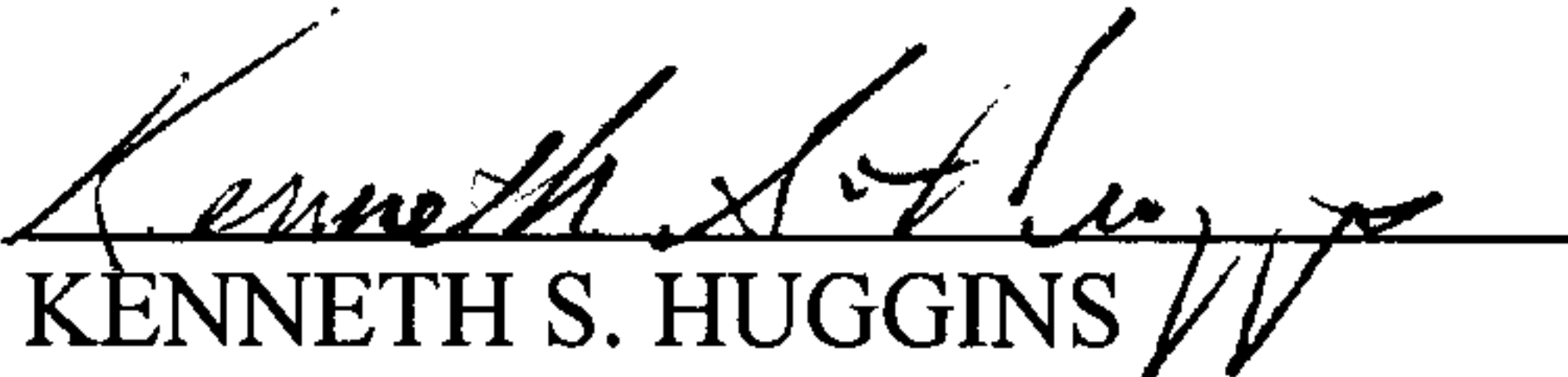
SUBJECT TO:

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. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN BOOK 322, PAGE 747; BOOK 397 PAGE 898 AND AS SHOWN ON RECORDED MAP.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 126, PAGE 52 AND DEED BOOK 226, PAGE 547.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSON OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 19, PAGE 204.

\$176,400.00 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/her hand and seal this the 28th day of February, 2012.


KENNETH S. HUGGINS

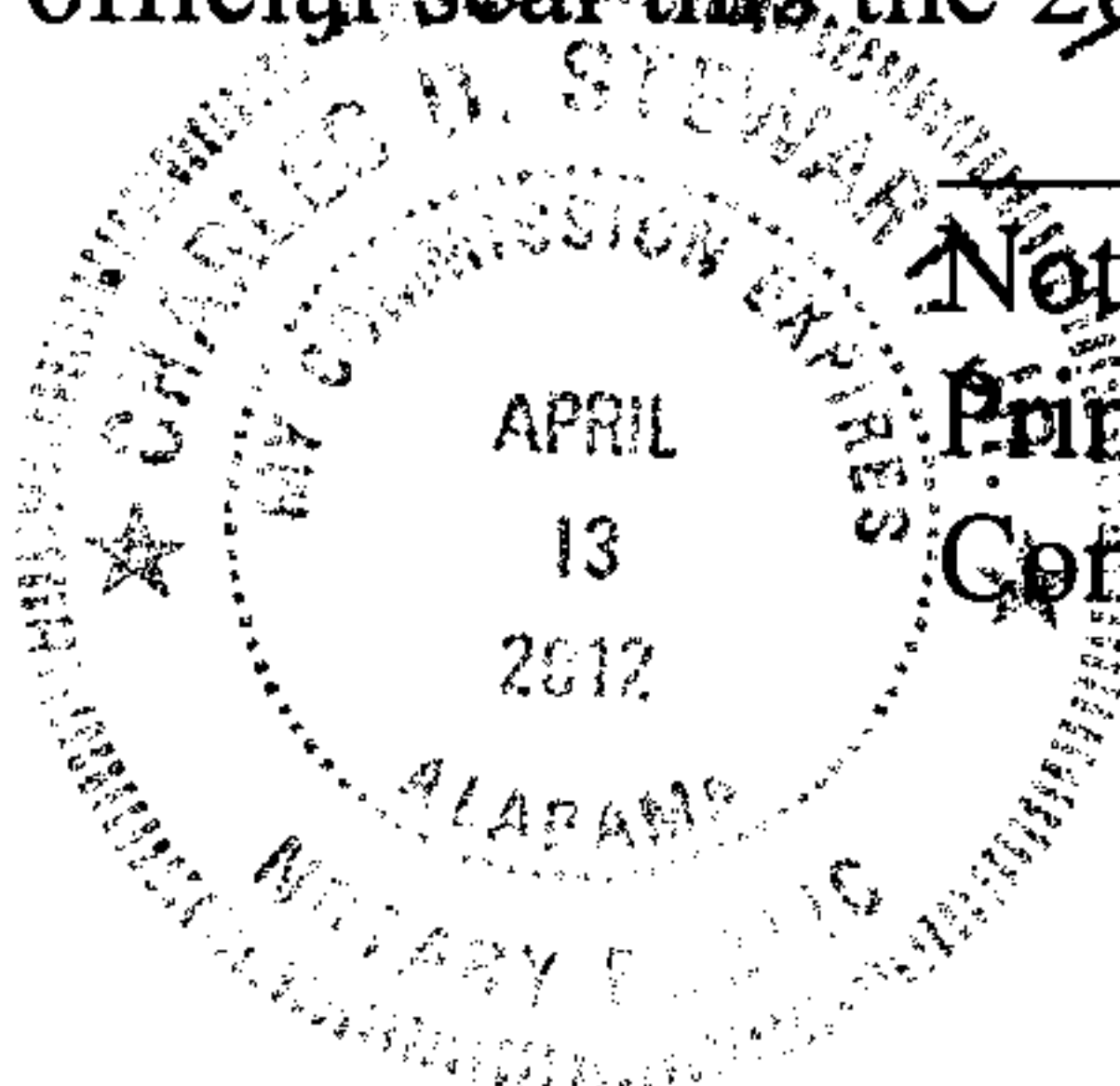

ELIZABETH H. HUGGINS

STATE OF ALABAMA
COUNTY OF SHELBY


20120313000087610 2/2 \$35.00
Shelby Cnty Judge of Probate, AL
03/13/2012 01:59:11 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH S. HUGGINS 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 28th day of February, 2012.



Notary Public

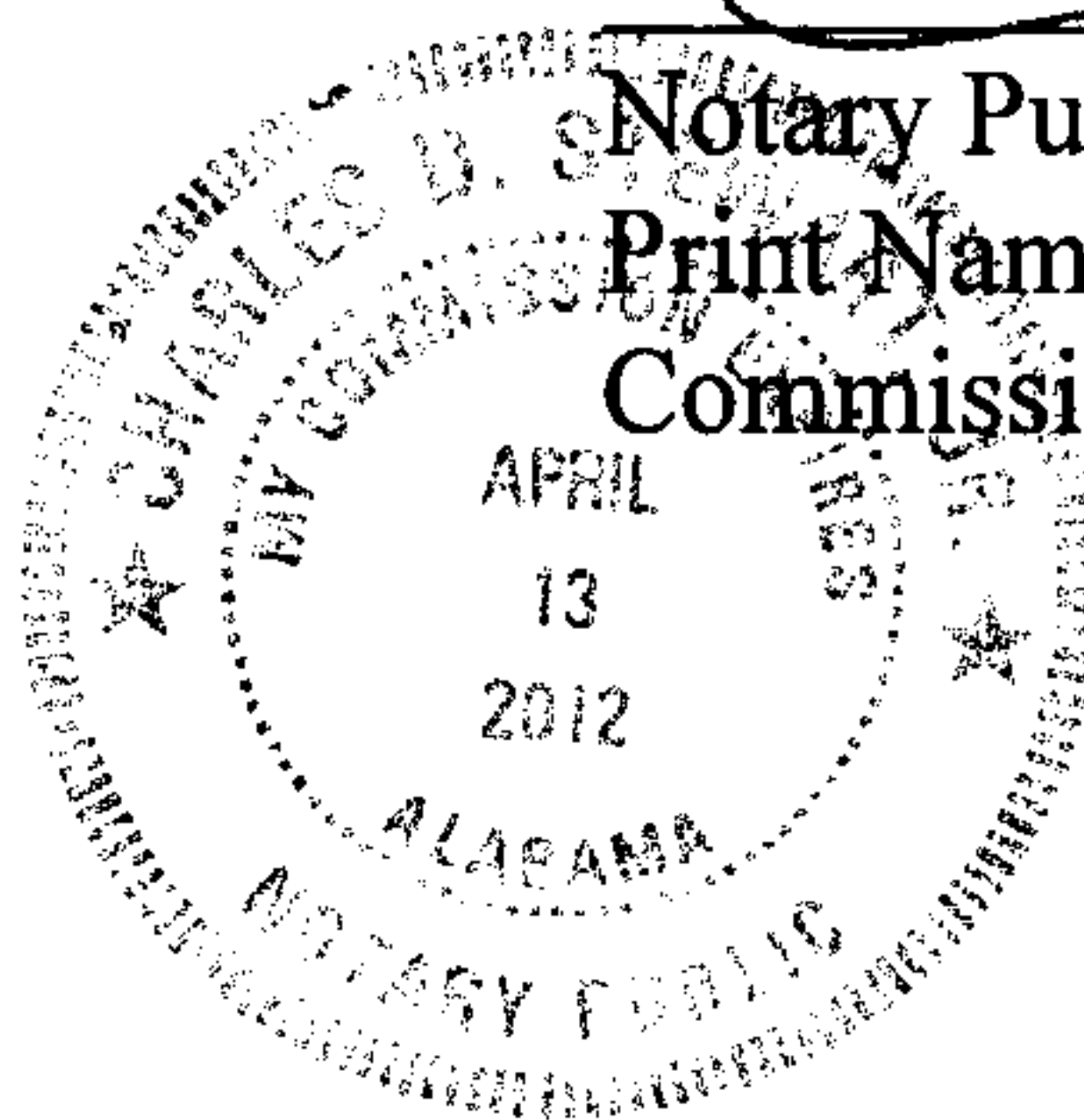
Print Name: 

Commission Expires: 4-13-12

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH H. HUGGINS 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of February, 2012.



Notary Public

Print Name: 

Commission Expires: 4-13-12