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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

FRANK L. BLANTON
2005 HAWTHORNE LANE
BIRMINGHAM, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-13626

04/01/1999-13626
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 62.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FIFTY FIVE THOUSAND and 00/100- (\$255,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GEORGE J. REICK and JOAN M. REICK, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto FRANK L. BLANTON, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1307, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 21ST ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 88, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

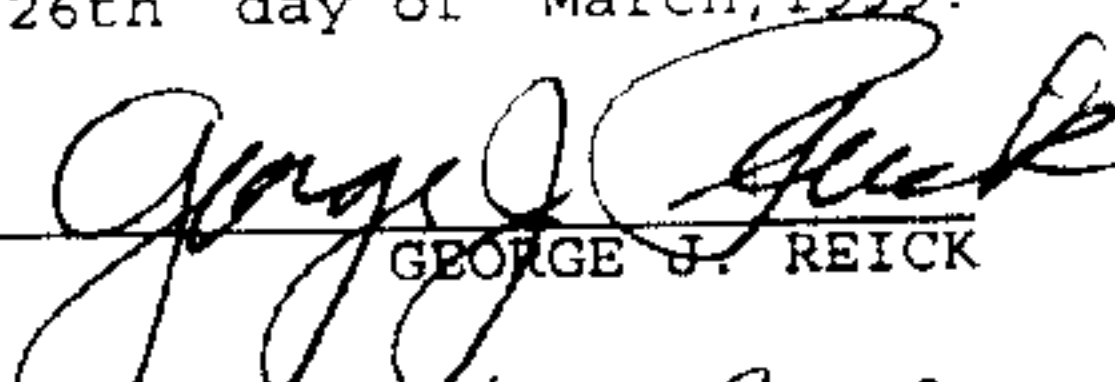

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET PAYABLE UNTIL OCTOBER 1, 1999.
2. 35 FOOT BUILDING SETBACK LINE AS SHOWN ON RECORDED MAP.
3. 10 FOOT EASEMENT AS SHOWN ON RECORDED MAP.
4. DECLARATIONS OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (RESIDENTIAL) AS RECORDED IN MISC. BOOK 14, BEGINNING AT PAGE 536, AS AMENDED IN MISC. BOOK 17, BEGINNING AT PAGE 550, REAL 54, PAGE 81 AND NOTICE OF COMPLIANCE CERTIFICATE, RECORDED IN MISC. BOOK 34, PAGE 549.
5. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN REAL 40, PAGE 209.
6. AGREEMENT WITH ALABAMA COMPANY AS TO UNDERGROUND CABLES AS RECORDED IN REAL 41, PAGE 195.
7. COVENANTS AS RECORDED IN REAL 38, PAGE 774.

\$204,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GEORGE J. REICK and JOAN M. REICK, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of March, 1999.


GEORGE J. REICK

JOAN M. REICK

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GEORGE J. REICK, JOAN M. REICK whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 26TH day of MARCH, 1999.


Notary Public

My commission expires: 7/1/02

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