

4903

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JON A. ERICKSON
3633 TALL TIMBER DRIVE
BIRMINGHAM, AL 35242

Inst # 1999-41746

10/07/1999-41746
08:42 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE

302 MS 32.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FOURTEEN THOUSAND and 00/100 (\$214,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, IRWIN F. SANBORN, JR. and ALICE P. SANBORN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant bargain, sell and convey unto JON A. ERICKSON, 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 3, ACCORDING TO THE SURVEY OF SOUTHERN PINES, 6TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 107, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. 40 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. EASEMENT ON REAR, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. RESTRICTIONS APPEARING OF RECORD IN REAL 45, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 48, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$192,600.00 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, IRWIN F. SANBORN, JR. and ALICE P. SANBORN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of September, 1999.


IRWIN F. SANBORN, JR.


ALICE P. SANBORN

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that IRWIN F. SANBORN, JR., ALICE P. SANBORN 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 30TH day of SEPTEMBER, 1999.


Notary Public

My commission expires: 9.29.02

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