

This instrument prepared by:  
John N. Randolph, Attorney  
Sirote & Permutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Clara E. Gerhardt  
5309 Meadow Brook Road  
Birmingham, Alabama 35242

Inst # 2001-22433

**WARRANTY DEED**

STATE OF ALABAMA

**KNOW ALL MEN BY THESE PRESENTS,**

SHELBY COUNTY

That in consideration of Five Hundred Fifty-One Thousand and 00/100 Dollars (\$551,000.00) and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Mary Catherine Nale, an unmarried woman**, (herein referred to as grantor) do grant, bargain, sell and convey unto **Clara E. Gerhardt** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 13, according to the Survey of Meadow Brook Estates 1st Sector, as recorded in Map Book 7, page 64, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 10 Foot easement on rear, as shown by recorded map.
3. Easement for ingress, egress, slope and landscaping recorded in Instrument 1993-4468, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company by instrument recorded in Real 114, page 81, in the Probate Office of Shelby County, Alabama.
5. Restrictions or Covenants recorded in Volume 25, page 274 and Volume 36, page 788, in the Probate Office of Shelby County, Alabama, but omitting any covenants or restrictions based on race, color, religion, sex, handicap, familial status, or national origin.
6. Agreement with Alabama Power Company recorded in Volume 48, page 880, in the Probate Office of Shelby County, Alabama.
7. Right of way granted to Alabama Power Company by instrument recorded in Volume 313, page 740, in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights of incident thereto recorded in Volume 354, page 811, in the Probate Office of Shelby County, Alabama.

That \$440,000.00 of the above consideration was paid by purchase money mortgage filed simultaneously herewith.

Grantor makes no warranties of any nature or kind with respect to the physical condition of the property herein conveyed and Grantee, by acceptance of this deed, accepts the physical condition of the said described property **"AS IS, WITH ALL FAULTS."**

**TO HAVE AND TO HOLD** Unto the said GRANTEE, his her and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey, the same as aforesaid; that I will and my heirs, executors and administrators 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**, I have hereunto set my hand and seal this 2nd day of May, 2001.

x Mary Catherine Nale  
Mary Catherine Nale

STATE OF ALABAMA  
COUNTY OF JEFFERSON

On this 2nd day of May, 2001, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that **Mary Catherine Nale, an unmarried**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 2nd day of May, 2001.

[Signature]  
Notary Public  
My Commission expires: 5/15/01  
AFFIX SEAL

06/04/2001-22433  
09:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NEL 122.00