


2002-1112
11/10/02

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA }
COUNTY OF JEFFERSON }


20020930000470620 Pg 1/2 54.00
Shelby Cnty Judge of Probate, AL
09/30/2002 15:16:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Corporate Transfer Service, Inc., a corporation (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
RICHARD ALAN PIERCE AND SUSAN E. BATY PIERCE

(herein referred to as GRANTEE), _____ heirs and assigns,
THEIR

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 75, according to the Survey of Heritage Oaks, as recorded in Map Book 11, pages 23 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 4124 Heritage Oaks Circle, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, _____ heirs and assigns, forever.
THEIR

AND GRANTOR does covenant with the said GRANTEE, ^{THEIR} _____ heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, ~~the~~ ^{their} heirs and assigns, and that it will warrant and defend the premises to the said GRANTEE, _____ heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided. ~~their~~

IN WITNESS WHEREOF, Corporate Transfer Service, Inc., a corporation, has caused this instrument to be executed in its name and on its behalf by Victoria N. Jacoby as its Closing Coordinator, on this 6th day of August, 2002

Corporate Transfer Service, Inc.

By: Victoria N. Jacoby

Typed Name: Victoria N. Jacoby

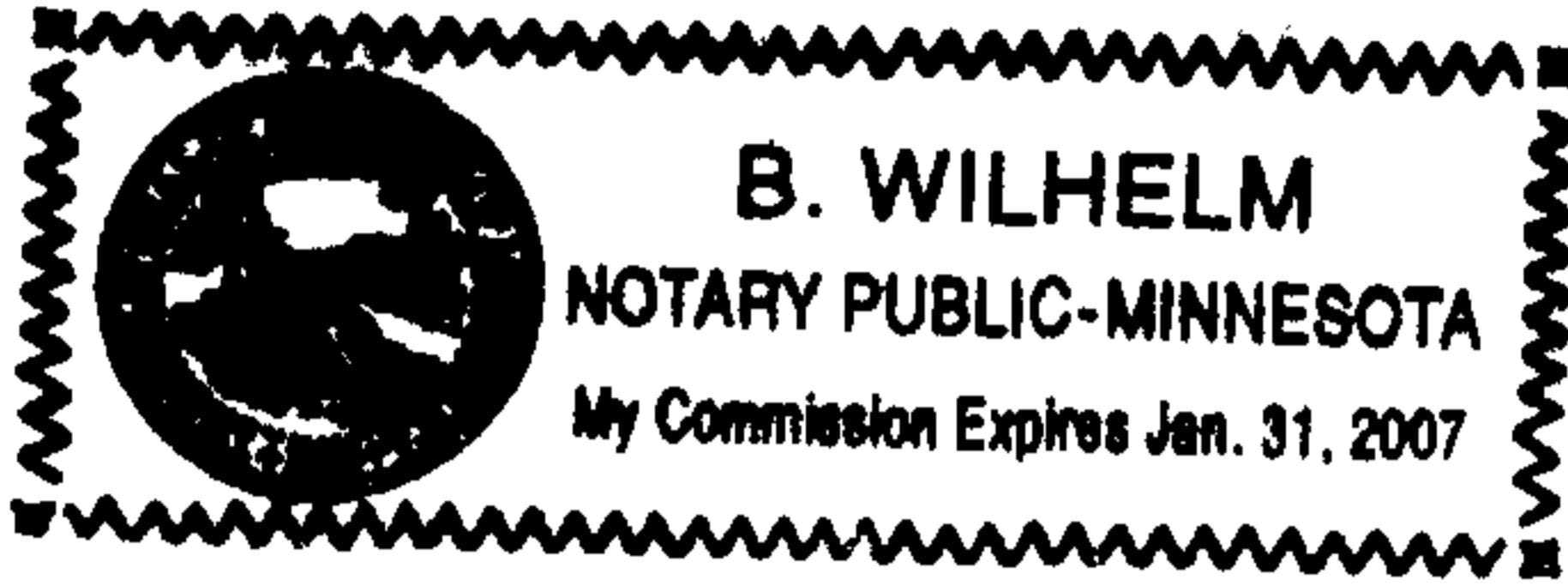
As its Closing Coordinator

THE STATE OF Minnesota
COUNTY OF Hennepin }

I, Barbara J. Wilhelm, a Notary Public in and for said County and State, do hereby certify that Victoria N. Jacoby, whose name as Closing Coordinator of Corporate Transfer Service, Inc., a corporation, 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 said instrument, ~~he~~ she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 6th day of August, 2002.

(Notarial Seal)



B. Wilhelm
Notary Public Barbara J. Wilhelm
My commission expires: January 31, 2007

This document prepared by: Sandy Bixby, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344