

✓ This Instrument Was Prepared By: (File)
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Dennis W. Veigl
114 Pinebluff Trail
Trussville, AL 35173

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Fifty-Two Thousand and 00/100 Dollars (\$52,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Chase Manhattan Mortgage Corporation**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Dennis W. Veigl**, a single man, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

See attached legal description marked as Exhibit "A".

Note: This property does not constitute homestead property for the Grantor nor the Grantee.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 30th day of September, 2002.

GRANTOR

John L. Marica (L.S.)
Chase Manhattan Mortgage Corporation
By: JOHN LAMARCA as,
A.V.P. And Authorized Agent
for Chase Manhattan Mortgage Corporation

STATE OF FLORIDA)
)
Broward COUNTY) ACKNOWLEDGMENT

I, HARRIET DINKOWITZ, a Notary Public for the State at Large, hereby certify that the above posted name, JOHN LAMARCA as A.V.P. and Authorized Agent for Chase Manhattan Mortgage Corporation, is signed in the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of September, 2002.

Harriet Dinkowitz
NOTARY PUBLIC
My Commission Expires: _____



Harriet Dinkowitz
Commission # CC 863844
Expires Sep. 28, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

EXHIBIT "A"
LEGAL DESCRIPTION

A part of Lot 20, Block 1, according to the survey of Birmingham Junction, made by J, R, Bozeman, as recorded in Deed Book 14, page 239 in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the Sw corner of Lot 20, Block 1, Birmingham Junction, as recorded in Deed Book 14, pge 239 in the Office of the Judge of Probate of Shelby County, Alabama, as established by Deed Book 276, Page 839 and Deed 323, page 748, Shelby County, Alabama and run East along the North ROW line of Birmingham Street for a distance of 24.00 feet to the point of beginning; thence continue along last described course a distance of 88.43 feet; thence left 87 degrees 39 minutes and run Northerly for a distance of 175.00 feet; thence left 92 degrees 21 minutes and run westerly for a distance of 88.43 feet;; thence left 87 degrees 39 minutes and run Southerly for a distance of 175.00 feet to the point of beginning; being situated in Shelby County, Alabama

According to the survey of Rodney Y. Shiflett, Al reg. No. 21784, dated September 18, 2002.