

Dr
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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

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

KEECHA HARRIS
2334 FOREST LAKES LANE
STERRETT, AL 35147

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY THREE THOUSAND THREE HUNDRED DOLLARS and 00/100 (\$163,300.00) to the undersigned grantor, AMERICAN HOMES AND LAND CORPORATION a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto KEECHA HARRIS, 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 264 ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION, 3RD SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 32, PAGE 26 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 32 AT PAGE 26 A & B.
3. EASEMENT(s) TO ALABAMA POWER COMPANY RECORDED IN BOOK 126 AT PAGE 191; BOOK 16 AT 323; AND BOOK 236 AT PAGE 829.
4. EASEMENT(s) TO SHELBY COUNTY RECORDED IN INSTRUMENT NO. 1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964, 1993-03965 AND 1993-03966.
5. EASEMENT(s) TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT NO. 20040102000000390.
6. TITLE TO ALL MINERALS, OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RESERVED IN BOOK 53 AT PAGE 262 AND DEED BOOK 331 AT PAGE 262.
7. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 20031006000671368, BUT THIS POLICY INSURES THAT SAID RESTRICTIONS HAVE NOT BEEN VIOLATED AND THAT A FUTURE VIOLATION THEREOF WILL NOT CAUSE A FORFEITURE OR REVERSION OF TITLE.

8. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO.
200301006000671368.

\$163,300.00 of the consideration herein was derived from a mortgage closed
simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, AMERICAN HOMES AND LAND CORPORATION, by its CLOSING AGENT, GEORGE M. VAUGHN who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of July, 2004.

AMERICAN HOMES AND LAND CORPORATION

By: 

GEORGE M. VAUGHN, CLOSING AGENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GEORGE M. VAUGHN, whose name as CLOSING AGENT of AMERICAN HOMES AND LAND CORPORATION, a corporation, is signed to 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 30th day of July, 2004.


Notary Public

My commission expires: 10.2.05