

\$134,892 of the Purchase Price was paid by a mortgage
filed simultaneously herewith

THIS INSTRUMENT PREPARED BY:
Douglas H. Scofield, Atty
P O BOX 381704
BIRMINGHAM, AL 35238

WARRANTY DEED



20041206000665220 Pg 1/1 12:00
Shelby Cnty Judge of Probate, AL
12/06/2004 11:39:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED THIRTY FOUR THOUSAND EIGHT HUNDRED NINETY TWO DOLLARS, (\$134,892.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CAROLYN D. TODD AND PAUL D. TODD, WIFE AND HUSBAND**, (hereinafter called "Grantor") does hereby GRANT, BARGAIN, SELL AND CONVEY unto **HOWARD JACK CHRISTIAN, AN UNMARRIED MAN**, (hereinafter called "Grantee"), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 18-A, ACCORDING TO A RESURVEY OF LOTS 15, 16, 17, 18, 19 AND 20, CHASE PLANTATION, 3RD SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

1. Taxes due October 1, 2004.

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

Grantor does individually and for the heirs, executors and administrators of the Grantors 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, and 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 on this the 9th day of NOVEMBER, 2004.

X Carolyn D. Todd
CAROLYN D. TODD

X Paul D. Todd
PAUL D. TODD

STATE OF ALABAMA
JEFFERSON COUNTY

I, a Notary Public, for the State at Large, hereby certify that **CAROLYN D. TODD AND PAUL D. TODD, WIFE AND HUSBAND**, whose name is signed to the foregoing Warranty Deed, and who is known to me,, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 9th day of NOVEMBER, 2004.

Notary Public: Douglas H. Scofield
My Commission Expires: October 7, 2006

