13240

20050926000500200 1/2 $15.00
Shelby Cnty Judge of Probate,AL
09/26/2005 02:56:46PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

JESSICA L. WENTZ
309 FOREST LAKES DRIVE
STERRETT, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents**: That in consideration of ONE HUNDRED TWENTY THOUSAND FOUR HUNDRED DOLLARS and 00/100 ($120,400.00) 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 JESSICA L. WENTZ, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 686, ACCORDING TO THE SURVEY OF FOREST LAKES, 12 SECTOR, AS RECORDED IN MAP BOOK 34 AT PAGE 3 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 34 AT PAGE 3.

3. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN BOOK 126 AT PAGE 191; BOOK 126 AT PAGE 323; BOOK 236 AT PAGE 829.

4. EASEMENTS TO SHELBY COUNTY RECORDED IN INSTRUMENT NO. 1993-03955;1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965; 1993-03966.

5. 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 BOOK 334 AT PAGE 262.

$120,400.00 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.

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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 9th day of September, 2005.

AMERICAN HOMES AND LAND CORPORATION

By: George M Vaughn - Closing Ag

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 9th day of September, 2005.

Notary Public

My commission expires: 10-2-05

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE