13702

20051229000670040 1/2 $45.00
Shelby Cnty Judge of Probate,AL
12/29/2005 02:40:41PM 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:

JEFFREY K. BULLARD
4775 CORBIN AVENUE
TARZANA, CA 91356

Shelby County, AL 12/29/2005
State of Alabama

Deed Tax:$31.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY FOUR THOUSAND DOLLARS and 00/100 ($154,000.00) 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 JEFFREY K. BULLARD, A MARRIED MAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 470 ACCORDING TO THE SURVEY OF FOREST LAKES AS RECORDED IN MAP BOOK 34, PAGE 122A IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. EASEMENTS TO ALABAMA POWER COMPANY RECORDED IN BOOK 126 AT PAGE 191; BOOK 126 AT PAGE 323 AND BOOK 236 AT PAGE 829.

3. 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, PAGE 262.

4. EASEMENT RECORDED IN BOOK 20050204000058230.

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

$123,200.00 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 16th day of December, 2005.

AMERICAN HOMES AND LAND CORPORATION

By:_____

GEORGE M. VAUGHN, CLOSING AGENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

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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 16th day of December, 2005.

_____

Notary Public

My commission expires: 1-5-09