14245

20060501000203070 1/2 $15.00
Shelby Cnty Judge of Probate,AL
05/01/2006 03:15:19PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DAVE PATE
5870 FOREST LAKES COVE
CHELSEA, AL 35043

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTY SEVEN THOUSAND FOUR HUNDRED DOLLARS 00/100 ($187,400.00)** to the undersigned grantor, AMERICAN HOMES AND LAND CORPORATION, a/an **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 **DAVE PATE**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 430, 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 BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. EASEMENTS AND/OR RIGHTS OF WAY TO ALABAMA POWER COMPANY RECORDED IN BOOK 126, PAGE 191, BOOK 126, PAGE 323 AND BOOK 236, 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(S) RECORDED IN BOOK 20050204000058230.

5. EASEMENT(S) TO SHELBY COUNTY RECORDED IN INST. NO. 1993-03955; INST. NO. 1993-03957; INST. NO. 1993-03959; INST. NO. 1993-03960; INST. NO. 1993-03961; INST. NO. 1993-03964; INST. NO. 1993-03965; AND INST. NO. 1993-03966.

$149,920.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$37,480.00 of the consideration herein was derived from a second 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 **GEORGE M. VAUGHN** its **CLOSING AGENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 19th day of April, 2006.

AMERICAN HOMES AND LAND CORPORATION

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/an **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 19th day of April, 2006.

Notary Public

My commission expires: 12/20/08

ELLEN MAYS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE