



20061024000525210 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
10/24/2006 02:39:02PM FILED/CERT

Send tax notice to:
Donna S. London
618 AIKEN ST.
PITTSBURGH, PA 15232

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand and 00/100 Dollars (\$90,000.00) in hand paid to the undersigned, Diane E. Briggs - Rodgers and husband, Walter Brian Rodgers (hereinafter referred to as "Grantor") by Donna S. London (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, except the westerly 5 feet thereof, according to the map and survey of Cahaba Manor Townhomes - First Addition, as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama.

DIANE E. BRIGGS-RODGERS IS ONE AND THE SAME PERSON AS DIANE E. BRIGGS, GRANTEE IN DEED RECORDED IN INSTRUMENT NO. 2001/19138.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES AS RECORDED IN DEED BOOK 357, PAGE 120.

RELEASE OF DAMAGES AS RECORDED IN DEED BOOK 357, PAGE 120.

EASEMENTS AD PERMITS IN FAVOR OF ALABAMA POWER COMPANY AS SET FORTH IN DEED BOOK 108, PAGE 379; DEED BOOK 311, PAGE 689; AND PROBATE MINUTES IN BOOK 28, PAGE 965.

COVENANTS REGARDING ONSITE SEWAGE SYSTEM IN MISCELLANEOUS BOOK 25, PAGE 393.

COVENANTS, CONDITIONS AND RESTRICTIONS IN MISCELLANEOUS BOOK 25, PAGE 396.

\$70,000.00 OF THE CONSIDERATION HEREIN WAS PAID FROM THE PROCEEDS OF A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

Shelby County, AL 10/24/2006
State of Alabama

Deed Tax: \$20.00

Reli - Bessemer

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this the 20th day of October, 2006.

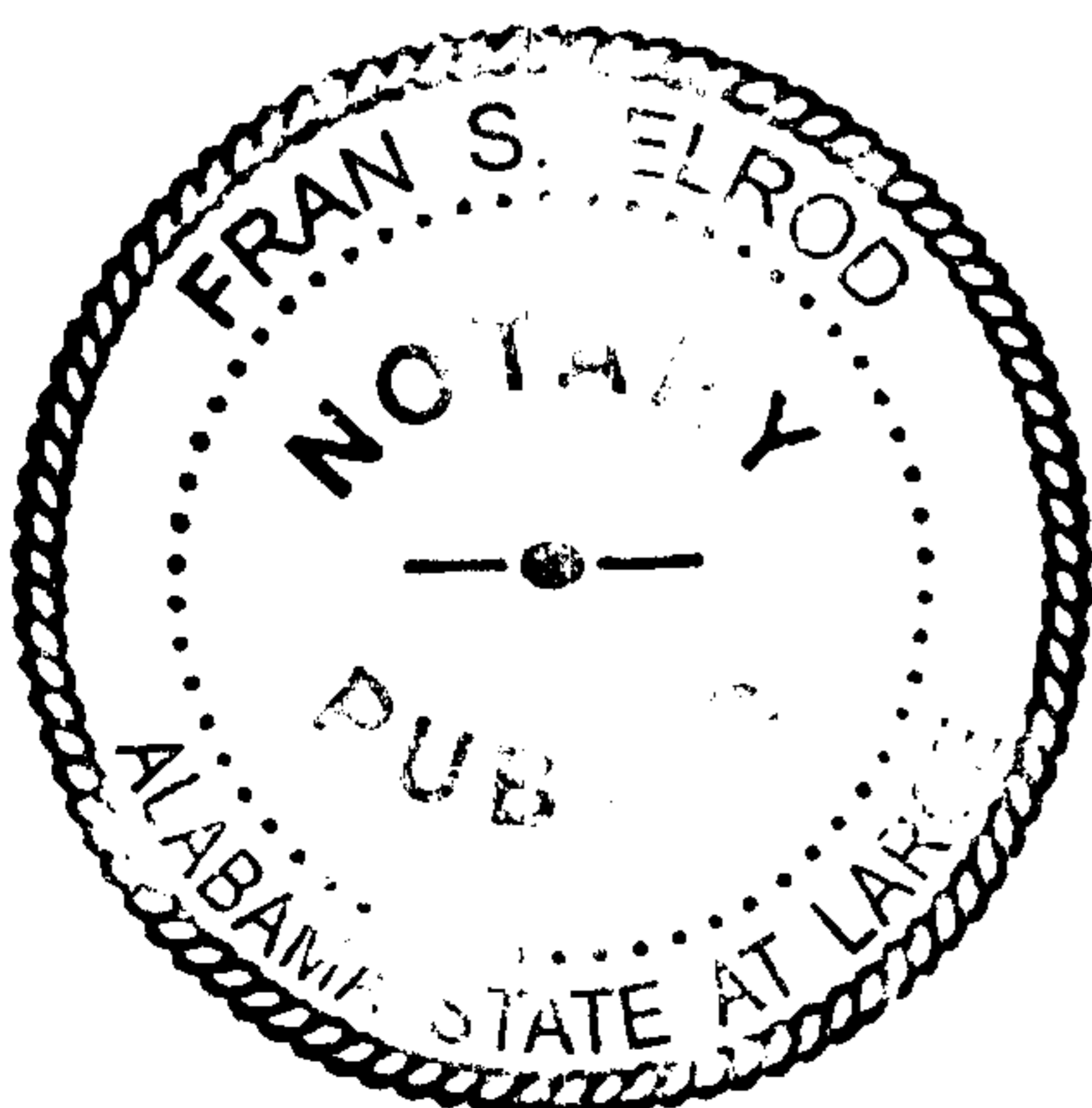
Diane E. Briggs Rodgers
Diane E. Briggs - Rodgers
Walter Brian Rodgers
Walter Brian Rodgers

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diane E. Briggs - Rodgers and husband, Walter Brian Rodgers, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of October, 2006.

(Notary Seal)



Fran S. Elrod
Notary Public
Print Name: **FRAN S. ELROD**
Commission Expires: **6-10-08**