

Send tax notice to:
Gregory A. Paugh
Leigh Ann Paugh
2036 Wilmington Place
Birmingham, AL 35242
NTC0800314

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

STATE OF ALABAMA
Shelby COUNTY

Shelby County, AL 10/02/2008
State of Alabama

Deed Tax: \$103.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Five Hundred Fifteen Thousand and 00/100 Dollars (\$515,000.00) in hand paid to the undersigned, New South Federal Savings Bank (hereinafter referred to as "Grantor") by Gregory A. Paugh and Leigh Ann Paugh (hereinafter referred to as Grantees"), the receipt of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the amended map of Wilmington Place, as recorded in Map Book 30, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.

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

WILMINGTON PLACE HOMEOWNERS ASSOCIATION AS RECORDED IN INSTRUMENT NO. 2002-17773.

SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 30 AT PAGE 23 INCLUDING AN 8 FOOT WATER LINE ALONG FRONT LOCATED ON THE LAND.

SUBJECT TO REDEMPTION RIGHTS EXERCISABLE WITHIN ONE YEAR FROM THE DATE OF FORECLOSURE.

RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 2002-16439 AND AMENDED IN INSTRUMENT NO. 2002-17774.

BUILDING LINES AND EASEMENTS AS SHOWN ON RECORDED PLAT.

\$412,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee and unto heirs and assigns, in fee simple. This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, Grantor, New South Federal Savings Bank by Stanley E. Weir its Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26th day of September, 2008.

By: _____
New South Federal Savings Bank
ITS Vice President

STATE OF ALABAMA
COUNTY OF Jefferson

20081002000390740 2/2 \$117.00
Shelby Cnty Judge of Probate, AL
10/02/2008 02:50:55PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley E. Weir, whose name as Vice President of New South Federal Savings Bank, a Corporation, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal this the 26th day of September, 2008.

Jessica L. Brown
Notary Public

Print Name: Jessica L. Brown

Commission Expires: March 4, 2012

