

THIS INSTRUMENT PREPARED BY:

DAVID TANNER, Attorney  
7211 1st Avenue North  
Birmingham, AL 35206

NOTE TO PROBATE: FULL AMOUNT IS PAID  
BY MORTGAGE

STATE OF ALABAMA )

SHELBY COUNTY )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT, in consideration of the sum of Two Hundred Thousand Dollars (\$200,000.00) to the undersigned Grantor, TRANSAMERICA FINANCIAL SERVICES, INC., a corporation, in hand paid by Grantee herein, Glenn Hosey, the receipt of which is hereby acknowledged, the said Grantor, TRANSAMERICA FINANCIAL SERVICES, INC. a corporation, does by these present grant, bargain, sell and convey unto the said Glenn Hosey, the following described real estate, situated in Shelby County, Alabama:

Lot 10, according to the First Addition to Kerry Downs, as recorded in Map Book 7, page 73, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes due and payable October 1, 1990.
2. Easements and restrictions of record.
3. Title to all minerals in, on and underlying the premises together with all mining rights, privileges and immunities including, without limitation, any release from damages which may have heretofore been reserved or granted.
4. Statutory rights of redemption on the part of those entitled to redeem arising out of Foreclosure Deed recorded on November 29, 1989 at Real Property Book 268, page 22, records of the Judge of Probate, Shelby County, Alabama.

\$195,000.00 of the purchase price was paid from proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD the above described property unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, TRANSAMERICA FINANCIAL SERVICES, INC., a corporation, has set its hand and seal on this the 30<sup>th</sup> day of July, 1990.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 AUG -2 AM 10:08

ATTEST:

Rev 2.50  
Jud 3.00  
Cut 1.00  
NOTAX 1.00  
7.50

TRANSAMERICA FINANCIAL SERVICES, INC.

STATE OF ILLINOIS  
COUNTY OF COOK

I, JAN M. NOVOTNY, a Notary Public in and for said County and State, hereby certify that James Brangle, whose name as Area Vice President of TRANSAMERICA FINANCIAL SERVICES, INC., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 30<sup>th</sup> day of JULY, 1990.

" OFFICIAL SEAL "  
JAN M. NOVOTNY  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/30/92

NOTARY-PUBLIC