

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
J. Scott Boudreaux
604 38th St S.
B'ham. AL.
35222

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ninety Four Thousand Nine Hundred Six and 15/100 Dollars (\$94,906.15) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, MICHAEL D. WESSON and wife, KATHLEEN R. WESSON (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto J. SCOTT BOUDREAUX (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the survey of Deer Creek Estates, as recorded in Map Book 20, Page 75 in the Probate Office of Shelby County; being situated in Shelby County, Alabama.

Notwithstanding the foregoing warranted legal description, it is expressly understood that Grantor does not warrant title to that certain real property located within the said Lot 3 which is northwest of the fence as shown on the survey of Deer Creek Estates, as recorded in Map Book 20, Page 75 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter (2) Applicable fire and library dues; (3) Building setback line of 35 feet reserved from Deer Crest Circle as shown by plat; (4) Public easements as shown by recorded plat, including a 30 foot utility and access running through lot; (5) Easement for water as set out in Instrument #1995-11492 in Probate Office; (6) Covenant and agreement concerning 30 foot water easement as set out by Instrument #1995-11492 in Probate Office; (7) Rights of riparian owners in and to the use of Peavine Creek; (8) Encroachment of fence(s) as shown on survey on the recorded plat; (9) Declaration of Restrictive Covenants for Deer Creek Estates, as recorded in Instrument #1995-31518 in the Probate Office of Shelby County, Alabama; (10) Articles of Incorporation of Deer Creek Homeowners Association, Inc., a Non-Profit Corporation, as recorded in Instrument #1995-31517 in the Probate Office of Shelby County, together with the By-Laws of said Association.

TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

Inst # 1995-31520

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11/01/1995-31520
03:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 106.00

Inst # 1995-31520

IN WITNESS WHEREOF, the undersigned, MICHAEL D. WESSON and wife, KATHLEEN R. WESSON, have hereunto set their hands and seals, this the 1 day of NOVEMBER, 1995.


Michael D. Wesson


Kathleen R. Wesson

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL D. WESSON and wife, KATHLEEN R. WESSON, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1 day of NOVEMBER, 1995.


Notary Public

My Commission Expires: 3-1-98

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