

962511

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

Inst # 1994-21070

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

LINDA A. WATSON
2312 RIDGE TRAIL
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED TWENTY FOUR THOUSAND ONE HUNDRED SIXTY and 00/100 (\$224,160.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LAURA HUBER, A MARRIED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LINDA A. WATSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF THE RIDGE AT MEADOWBROOK, FIRST SECTOR, AS RECORDED IN MAP BOOK 14 PAGE 41 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 20 feet reserved from Ridge Trail as shown by plat.
3. Public easements as shown by recorded plat, including a 10 foot along the Northerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 289 page 700 in Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument as shown by instrument recorded in Deed 285 page 805 in Probate Office.
6. Release of damages as set out in instrument recorded in Inst. #1994-20399 in Probate Office.
7. Covenant releasing predecessor in title form any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Inst. #1994-20399 in Probate Office.
8. Restrictions, limitations and conditions as set out in Map Book 14 page 41.

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09/19/1996-31070
01:40 PM, CERTIFIED
SHELBY COUNTY, JUDGE OF PROBATE
- 002 REC (S.S.) FILED

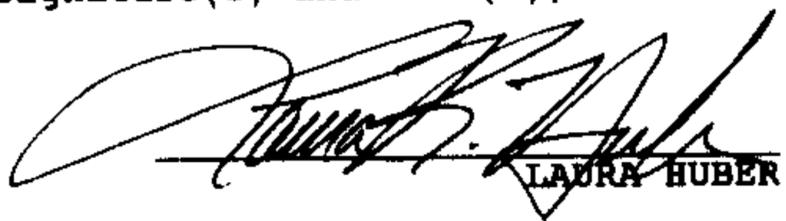
SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR HER RESPECTIVE SPOUSE.

\$170,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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.

IN WITNESS WHEREOF, the said GRANTORS, LAURA HUBER, have hereunto set his, her or their signature(s) and seal(s), this the 17th day of September, 1996.


LAURA HUBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LAURA HUBER, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 17TH day of SEPTEMBER, 1996.


Notary Public

My commission expires: 5-20-00

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SHELBY COUNTY JUDGE OF PROBATE
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