

This instrument was prepared by:

Walter L. Blocker, III
Attorney at Law
3500 Independence Drive
Birmingham, AL 35209

Send Tax Notice to:

James Timothy Ross
521 Meadow Ridge Circle
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and 00/100 Dollars (\$7,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, JAMES TIMOTHY ROSS, an unmarried man, and TRACI LYNN ROSS, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto JAMES TIMOTHY ROSS, an unmarried man (herein referred to as GRANTEE), the following described real estate situated in ~~Jefferson~~ ^{Shelby} County, Alabama to-wit:

Lot 21-A, according to the Resurvey of Lot 21, Meadow Brook Cluster Homes, 1st Sector, as recorded in Map Book 13, Page 109, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Unrecorded easements, if any, on above or below the surface, and any discrepancies or conflicts in boundary lines or shortages in area or encroachments, which a correct or an inspection of the premises would disclose.
2. Mortgage executed by James T. Ross and Traci L. Ross to Castle Mortgage Corporation, filed for record November 20, 1992, recorded in Instrument 1992-27703, in the Probate Office of Shelby County, Alabama.
3. Junior Mortgage executed by James T. Ross and Traci L. Ross to EquiCredit Corporation/Ala. & Miss., filed for record August 30, 1995, recorded in Instrument 1995-23912, and subsequently transferred and assigned to First Bank National Association c/o First Trust by instrument recorded in Instrument 1996-6984, in the Probate Office of Shelby County, Alabama.
4. Fire dues, if any, due North Shelby County Fire District.
5. Association dues, if any, due North Shelby County Library District.
6. Assessments, if any, due Homeowner's Association.
7. Any and all recorded easements and encroachments.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

10/31/1997-35561
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.00

Inst # 1997-35561

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this _____ day of October, 1997.

James Timothy Ross
James Timothy Ross

Traci Lynn Ross
Traci Lynn Ross

Inst # 1997-35561

STATE OF ALABAMA
JEFFERSON COUNTY

I, Walter Block, a Notary Public in and for said County, in said State, hereby certify that James Timothy Ross whose name is 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of October, 1997.

Walter Block
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, Walter Block, a Notary Public in and for said County, in said State, hereby certify that Traci Lynn Ross whose name is 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of October, 1997.

Walter Block
Notary Public

Inst # 1997-35561

10/31/1997-35561
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.00