

04/29/1998-15393
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HEL 137.50

9.52
124.00
133.52
Inst # 1998-15393

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

Mary Margaret Relfe
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244-1870

SEND TAX NOTICE TO:

BLANCHE DAVIS
121 BRAXTON WAY
PELHAM, ALABAMA 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND DOLLARS and 00/100 (\$124,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is acknowledged, we, KATHI D. CASH, A MARRIED WOMAN, AND SUE D. LOGGANS STRECKFUS, A MARRIED WOMAN, CO-EXECUTRIXES FOR THE ESTATE OF MARY NELL DESHAZO, DECEASED (herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey unto BLANCHE DAVIS, A SINGLE WOMAN, (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 71, ACCORDING TO THE FINAL PLAT, PHASE II, STRATFORD PLACE, AS RECORDED IN MAP BOOK 12, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1997, WHICH CONSTITUTE A LIEN, BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1998.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6. ANY ADVERSE CLAIM TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRUED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
7. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY PUBLIC RECORDS.
8. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
9. GENERAL AND SPECIAL TAXES OR ASSESSMENTS FOR 1998 AND SUBSEQUENT YEARS ARE NOT YET DUE AND PAYABLE.
10. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM BRAXTON WAY AS SHOWN BY PLAT.
11. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 10 FOOT EASEMENT WITHIN THE BUILDING SETBACK LINE AND 15 FEET ON THE REAR FOR PRIVATE ACCESS.

12. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN REAL 204 PAGE 776 IN PROBATE OFFICE.
13. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENTS RECORDED IN REAL 101 PAGE 551 AND REAL 127 PAGE 63 IN PROBATE OFFICE.
14. AGREEMENT WITH ALABAMA POWER COMPANY AS SET OUT IN REAL 167 PAGE 401 IN PROBATE OFFICE.
15. EASEMENT(S) TO CITY OF PELHAM AS SHOWN BY INSTRUMENT RECORDED IN REAL 111 PAGE 673 IN PROBATE OFFICE.
16. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN REAL 298 PAGE 912 AND COVENANTS PERTAINING THERETO RECORDED IN REAL 298 PAGE 887 IN PROBATE OFFICE.
17. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 6 PAGE 22 IN PROBATE OFFICE.
18. COVENANT RELEASING PREDECESSOR IN TITLE FROM 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 REAL 172 PAGE 412 IN PROBATE OFFICE; THE POLICY WILL INSURE THAT ANY VIOLATION OF THIS COVENANT WILL NOT RESULT IN A FORFEITURE OR REVERSION OF TITLE.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS OR THAT OF THEIR SPOUSES.

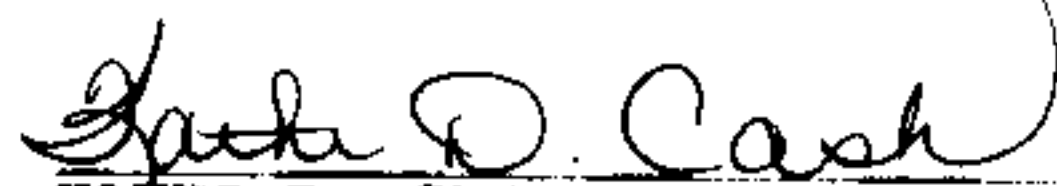
THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY AND THE PREPARER MAKES NO WARRANTIES THEREOF.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, KATHI D. CASH, CO-EXECUTRIX FOR THE ESTATE OF MARY NELL DESHAZO, DECEASED, has hereunto set her signature and seal, this the 20th day of April, 1998.

IN WITNESS WHEREOF, the said GRANTOR, SUE D. LOGGANS STRECKFUS, CO-EXECUTRIX FOR THE ESTATE OF MARY NELL DESHAZO, DECEASED, has hereunto set her signature and seal, this the _____ day of April, 1998.



KATHI D. CASH

CO-EXECUTRIX FOR THE ESTATE OF
MARY NELL DESHAZO, DECEASED



SUE D. LOGGANS STRECKFUS

CO-EXECUTRIX FOR THE ESTATE OF
MARY NELL DESHAZO, DECEASED

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KATHI D. CASH, CO-EXECUTRIX FOR THE ESTATE OF MARY NELL DESHAZO, DECEASED**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this the **20TH** day of **APRIL**, 1998.

[Signature]
Notary Public

My commission expires: *[Signature]*

STATE OF LOUISIANA)

PARISH

COUNTY OF East Baton Rouge

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **SUE D. LOGGANS STRECKFUS, CO-EXECUTRIX FOR THE ESTATE OF MARY NELL DESHAZO, DECEASED**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of **APRIL**, 1998.

[Signature]
Notary Public

My commission expires: *[Signature]*

NOTARY PUBLIC

MY COMMISSION IS FOR LIFE

NOTARY LIABLE FOR
Notarization ONLY.

Inst # 1998-15393

04/29/1998-15393
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 137.50