

WARRANTY DEED

THE STATE OF OHIO
COUNTY OF TRUMBULL }

Sold to Mark A. Todd
426 Chase Plantation Dr.
Bloomington, IL 61709

THIS WARRANTY DEED, made and entered into on this, the 8th day of January, 2000, by and between James P. Basista and Margaret C. Basista, husband and wife, as part of the first part, and

Mark A. Todd

as part of the second part;

In consideration of One hundred forty thousand and 00/100 - (\$140,000.00) Dollars
WITNESSETH: That the said part of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said part of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, ha this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said part of the second part

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 26, according to the Survey of Chase Plantation, 4th Sector, as recorded in Map Book 9, page 156 A & B, in the Probate Office of Shelby County, Alabama.

\$112,000.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.
TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part of the second part,

AND THE SAID part of the first part hereby covenant with and represent unto the said part of the second part, heirs and assigns, that seized in fee of the above described property; that ha a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year which are due and payable October 1, and that will forever warrant and defend the title to the same and the possession thereof unto the said part of the second part, heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part of the first part ha hereunto set hand and seal on the day and year first above written.

James P. Basista (Seal)
James P. Basista

Margaret C. Basista (Seal)
Margaret C. Basista

THE STATE OF Ohio
COUNTY OF Trumbull }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James P. Basista and Margaret C. Basista, husband and wife 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 conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 8th day of Jan., 2000.

Terry Christopher (Seal)
Notary Public

Prepared by: Michael Krieg, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

TERRY A. CHRISTOPHER
Notary Public for State of Ohio
Trumbull County

01/26/2000-02603

My Commission Expires 1-13-01

08:46 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 NMS 36.50

Inst # 2000-02603