

Send Tax Notice to:

Vanessa Harris
128 Kentwood Terrace
Alabaster, AL 35007

Instrument Prepared By:

John G. Lowther, P. C.
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209
(At Grantee's request this
deed was prepared without
the benefit of title insurance)

Instrument
Number
2000-07956

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Anthony G. Lewin and his wife, Vickie Lewin, and Vanessa Harris, unmarried woman, (being one and the same person as Vanessa H. Lewin) hereinafter called "Grantors", and Vanessa Harris, hereinafter called "Grantee". (Notwithstanding any other provision hereof, the Grantor Vickie Lewin is executing this deed for the purpose of conveying any rights she has as the wife of Grantor Anthony G. Lewin in the property being transferred, including her homestead, and any other warranties contained herein are not applicable to her.)

The Grantors, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, convey and sell to Grantee, the following described real estate located in Shelby County, Alabama:

Lot 146, according to the Survey of Kentwood, 3rd Addition, Phase Two, as recorded in Map Book 19, page 167, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year 2000, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. 30 foot Building Line as shown by recorded Map.
3. 7 and 1/2 foot Easement on North and East, as shown by recorded Map.
4. Declaration of Protective Covenants as recorded in Instrument 1995-13398, in the Probate Office of Shelby County, Alabama.
5. Less and except any Coal, oil, gas and other mineral interests in, to or under the land herein described which are not owned by Grantors.
6. That certain mortgage dated March 31, 1997, from Anthony G. Lewin and Vanessa

03/12/2000-07956
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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H. Lewin (being one and the same person as Grantee herein), to Accubanc Mortgage Corporation, filed for record April 1, 1997, recorded in Instrument 1997-09916, and transferred and assigned to ReliaStar Mortgage Corporation by instrument recorded in Instrument 1997-33656, in the Probate Office of Shelby County, Alabama, having a current principal balance of approximately \$139,315.11. By executing this deed as one of the Grantors, Grantee hereby acknowledges she is accepting the transfer of the property subject to this mortgage, and Grantee hereby agrees to pay and be responsible for the payment of said mortgage, and to indemnify and hold Grantor Anthony G. Lewin, harmless from any loss or obligation thereon, including but not limited to the aforesaid mortgage indebtedness.

TO HAVE AND TO HOLD unto the said Grantee and her successors, heirs and assigns, in fee simple absolute forever.

Grantors covenant with the said Grantee, her successors, heirs and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will warrant and defend the same to the said Grantee, her successors, heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have caused this conveyance to be signed on this the 10th day of March, 2000.

Anthony G. Lewin
Anthony G. Lewin

Vickie Lewin
Vickie Lewin

Vanessa Harris
Vanessa Harris (being one and the same person as Vanessa H. Lewin)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Anthony G. Lewin and his wife, Vickie Lewin, and Vanessa Harris, an unmarried woman, being one and the same person as Vanessa H. Lewin, whose names are signed to the foregoing General Warranty Deed, and who are known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, they executed the same voluntarily.

Given under my hand and seal this 10th day of March, 2000.

JL O'Zell
Notary Public
My Commission Expires: 1-3-03

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