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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

TOMMY MCCOMBS  
213 WILLOW POINT CIRCLE  
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 2000-15611

05/11/2000-15611  
08:23 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 #06 32.00

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of EIGHTY TWO THOUSAND FIVE HUNDRED and 00/100 (\$82,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KATHLEEN O. TOWNSEND, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TOMMY MCCOMBS, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 34, ACCORDING TO THE SURVEY OF WILLOW POINT, PHASE 1, AS RECORDED IN MAP BOOK 21, PAGE 101 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 20-FOOT BUILDING SETBACK LINE FROM WILLOW POINT CIRCLE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. EASEMENT(S) TO SOUTHERN NATURAL GAS CO., AS RECORDED IN DEED BOOK 90, PAGE 281.
4. RIGHTS OF OWNERS PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDINGS SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.
5. AGREEMENT FOR WATERLINE BY AND BETWEEN ALABASTER WATER & GAS BOARD AND SHERMAN HOLLAND, JR., AS RECORDED IN INSTRUMENT #1993-22320.
6. LOCATION OF FLOOD ELEVATION AS SHOWN BY THE SURVEY OF AMOS CORY DATED 2/25/98.
7. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #1997-0856.

8. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #1999-12005.

\$61,800.00 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, KATHLEEN O. TOWNSEND, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of April, 2000.

  
KATHLEEN O. TOWNSEND

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KATHLEEN O. TOWNSEND, 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 27<sup>TH</sup> day of APRIL, 2000.

  
Notary Public

My commission expires: 2/11/02

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SHELBY COUNTY CLERK OF PROBATE  
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