

This instrument was prepared by:  
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2709 Highway 280 East, Suite 290E  
Birmingham, AL 35223

Send Tax Notice To:  
Julie Maurer  
4849 Winnebago Drive  
Birmingham, AL 35244

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Forty-Seven Thousand and 00/100 (\$147,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Mark D. Feagin, and wife) Elan Feagin**, (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEE** herein, the receipt whereof is hereby acknowledged, the **GRANTORS** do hereby give, grant, bargain, sell and convey unto the **GRANTEE, Julie Maurer**, (hereinafter referred to as **GRANTEE**), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 11, according to the Survey of Oak Glen, First Sector, as recorded in Map Book 9, Page 104 in the Probate Office of Shelby County, Alabama.**

**Subject To:**

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines and limitations of record.

\$117,600.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said **GRANTEE**, her heirs and assigns forever.

**AND SAID GRANTORS**, for said **GRANTORS**, **GRANTORS'** heirs, successors, executors and administrators, covenants with **GRANTEE**, and with **GRANTEE'S** heirs and assigns, that **GRANTORS** are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that **GRANTORS** will, and **GRANTORS'** heirs, executors and administrators shall, warrant and defend the same to said **GRANTEE**, and **GRANTEE'S** heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, said **GRANTORS** have hereunto set their hands and seals this the 12th day of May, 2000.

Mark D. Feagin  
Mark D. Feagin

Elan Feagin  
Elan Feagin  
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Mark D. Feagin, and wife) Elan Feagin**, 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 instrument they executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this the 12th day of May, 2000.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 6/5/03

05/22/2000-16701  
09:48 AM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
01 00 2.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst • 2000-16701