

This instrument was prepared by:
D. Wade Ramsey, Esquire
Ramsey & Associates, L.L.C.
300 Office Park Drive, Suite 309
Birmingham, Alabama 35223

Send Tax Notice To:
Stephanie W. King

1012 Jims Place
Alabaster, Alabama 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

Know All Men by These Presents: That for and in consideration of Eighty Eight Thousand Dollars and 00/100 (\$88,000.00), to the undersigned grantor(s), **Federal Home Loan Mortgage Corporation**, in hand paid by Grantee, the receipt of which is hereby acknowledged I/we the said Grantor, does hereby grant, bargain, sell and convey unto the said **Stephanie W. King**, grantee, the following described real estate, situated in **SHELBY County, Alabama**, to wit:

Lot 12, according to the Survey of **Scottsdale, First Addition**, as recorded in Map Book 7, page 14 in the Probate Office of **Shelby County, Alabama**; being situated in **Shelby County, Alabama**.

SUBJECT TO:

1. \$83,600.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneous herewith.
2. Ad Valorem taxes for 2000 and subsequent years, said taxes being a lien but not due and payable until October 1, 2000. PID#58-23-6-14-3-001-001.012
3. All rights outstanding by reason of statutory right of redemption from the foreclosure on March 23, 2000 by the foreclosure Deed dated March 23, 2000 recorded as Inst. #2000-10359 in the Probate Office of **Shelby County, Alabama**.
4. Building setback line of 35 feet reserved from **Jim's Place** as shown by plat.
5. Easements as shown by recorded plat, including 10 foot easement on the Southerly and Northeasterly sides of lot.
6. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 22, page 338 in Probate Office.
7. Transmission Line Permits(s) to **Alabama Power Company** as shown by instrument(s) recorded in Deed Book 164, page 171; Deed Book 216, page 104 and Deed Book 245, page 108 in Probate Office.
8. Right(s)-of-Way(s) granted to **South Central Bell** by instrument(s) recorded in Deed Book 289, page 890 in Probate Office.
9. Right(s)-of-Way(s) granted to **Alabama Power Company** and **South Central Bell** by instrument(s) recorded in Deed Book 310, page 219 in Probate Office.
10. Restrictions, limitations and conditions as set out in Map Book 7 page 14.

To Have and to Hold unto said Grantees and his/her/their heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Inst # 2000-20369

06/19/2000-20369
10:56 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
JUN 19 2000 15:30

In Witness Whereof, I/we have hereunto set my/our hands and seals, this 23rd day of MAY, 2000.

Federal Home Loan Mortgage Corporation

By: *Deddie Haley*
Name Printed: DEDDIE HALEY
Title: Assistant Treasurer Assistant Treasurer

STATE OF Texas)
Dallas COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Deddie Haley, whose name as Assistant Treasurer of Federal Home Loan Mortgage Corporation 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 he/she in his/her capacity and as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23rd day of MAY, 2000.

Janet Wellborn
NOTARY PUBLIC
My commission expires:



Inst # 2000-20369

06/19/2000-20369
10:56 AM CERTIFIED
DALLAS COUNTY JUDGE OF PROBATE
KIR 100 15.50