

00-0419

SEND TAX NOTICE TO:  
RITA S. GOENS  
275 WARWICK LANE  
ALABASTER, AL 35007

## WARRANTY DEED

STATE OF ALABAMA,  
Shelby COUNTY.

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$125,900.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **MARK A. CLYBURN AND BARBARA A. CLYBURN, husband and wife**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **RITA S. GOENS, a married woman**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of Shelby and State of Alabama, to-wit:

LOT 200, ACCORDING TO THE AMENDED MAP OF PHASEII, WEATHERLY, WARWICK VILLAGE  
SECTOR 17, AS RECORDED IN MAP BOOK 22, PAGE 67 IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.

\$95900.00 OF THE ABOVE PURCHASE PRICE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED  
SIMULTANEOUSLY HEREWITH.

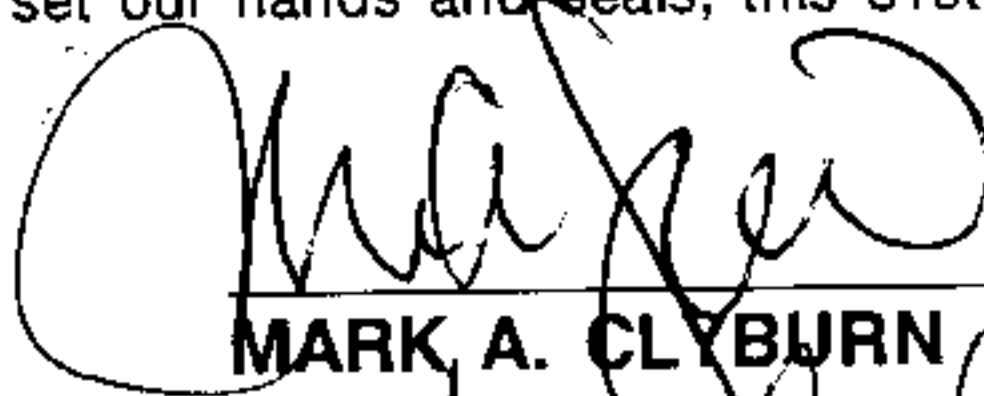
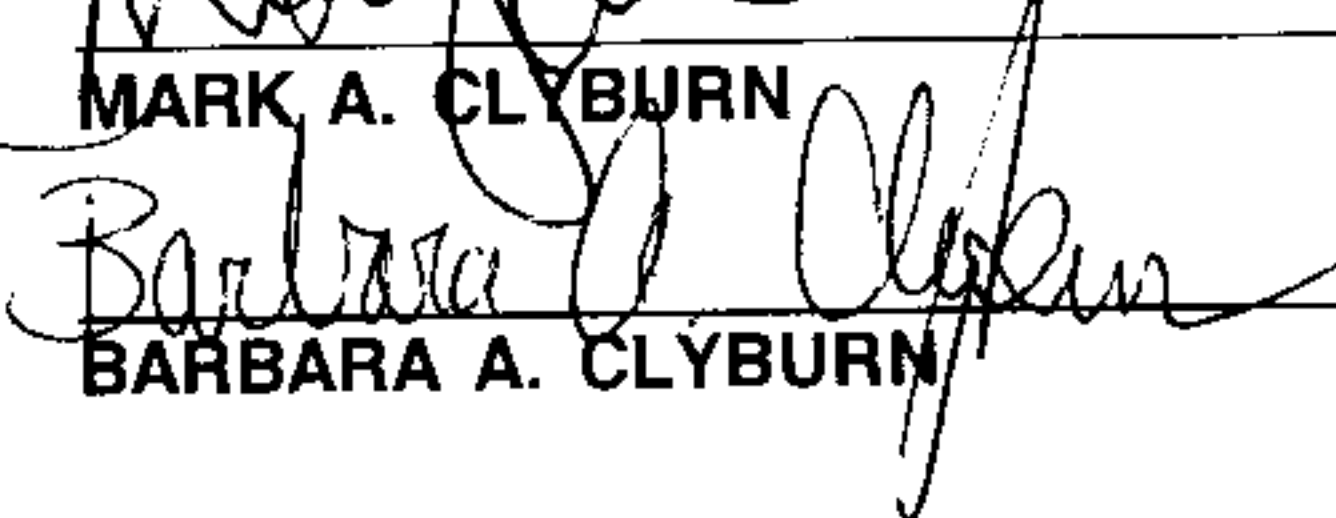
Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of July, 2000.

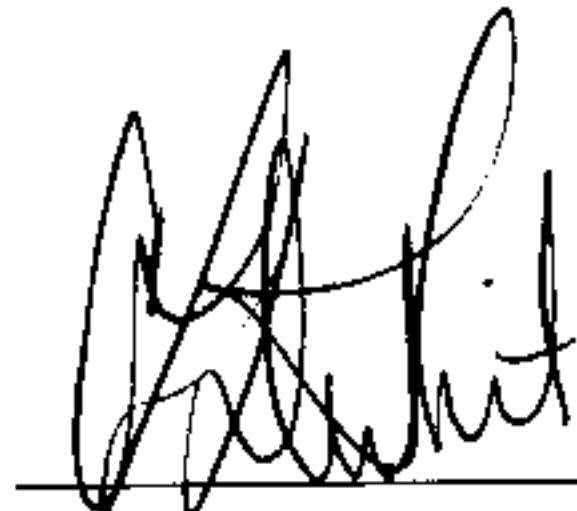
WITNESS:

  
\_\_\_\_\_  
MARK A. CLYBURN (L.S.)  
  
\_\_\_\_\_  
BARBARA A. CLYBURN (L.S.)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that **MARK A. CLYBURN and BARBARA A. CLYBURN**, whose name(s) 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 official seal this 31st day of July, 2000.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 9-9-03

Prepared by:  
STEWART & ASSOCIATES, P.C.  
3595 GRANDVIEW PARKWAY, SUITE 350  
BIRMINGHAM, AL 35243

Inst # 2000-26178

08/03/2000-26178  
10:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 38.50