

Send Tax Notice To:
MARYANN. BLOMGREN
4173 Guilford Road
Hoover, AL 35242

LIMITED WARRANTY DEED

\$ 192,900

KNOW ALL PERSONS BY THESE PRESENTS, that **OHIO SAVINGS BANK**, (the "Grantor"), 200 Ohio Savings Plaza, 1801 East Ninth Street, Cleveland OH 44114, which claims title by or through instrument recorded as 2000-14245 of the Records of Shelby County Alabama, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration received from Maryann Blomgren an unmarried women its successors and /or assigns as their respective interests may appear. (the "Grantee"), whose tax mailing address will be

, does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantee, the Grantee's heirs, legal representatives, successors and assigns the real property located in Shelby County, Alabama, and more particularly described as follows:

LOT 138 ACCORDING TO THE MAP AND SURVEY OF GREYSTONE FARMS, GUILFORD PLACE PHASE 1, AS RECORDED IN MAP BOOK 20, PAGE 105 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

\$154,300.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

PARCEL ID # 03-8-34-0-005-0460

PROPERTY ADDRESS BEING: 4173 GUILFORD RD. BIRMINGHAM, ALABAMA 35242

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, legal representatives, successors and assigns forever.

And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantee, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

IN WITNESS WHEREOF, Grantor has signed and acknowledged this Limited Warranty Deed as of AUGUST 8, 2000

Signed and Acknowledged
in the Presence of:

Ohio Savings Bank,
a federal savings bank

MARC A. BAXTER
MARC A. BAXTER



REGINA M. GROOMS
REGINA M. GROOMS

State of Ohio)
County of Cuyahoga) SS:

Before me, a Notary Public in and for County and State, on this 8TH day of August, 2000, personally appeared the above named James S. Bulella, V.P. of Ohio Savings Bank, a federal savings bank, who acknowledged to me that, with due authorization and as such officer, she did sign the foregoing instrument of said federal savings bank, and that the same was her free act and deed, individually and as such officer, and the free act and deed of said federal savings bank.

[Signature]
Notary Public

My Commission expires on _____

(SEAL)

This instrument Prepared By:
Ohio Savings Bank
200 Ohio Savings Plaza
1801 East Ninth Street
Cleveland OH 44114

Inst # 2000-32509

09/18/2000-32509
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE