

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

Loan #4524902

This instrument was prepared by

(Name) Patricia K. Martin, PC  
2090 Columbiana Rd.  
(Address) Birmingham, Al. 35216

Form 1-1-27 Rev. 1-86

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

(Name) Jennifer E. Wass

(Address) 108 Pebble Drive

Alabaster, Al. 35007

Inst # 2000-35543

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$10.00) Dollars  
and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Albert L. Lancaster, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Jennifer E. Wass

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 9, according to the Map of Shalimar Point, as recorded in Map Book 14,  
Page 105 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Grantee herein, as part of the purchase price and consideration for this deed, assumes  
and agrees to pay the indebtedness evidenced by that certain mortgage to AmSouth  
Bank and recorded in Instrument #1999-29441 and last transferred and assigned to  
Countrywide Home Loans, Inc. by instrument filed 10/7/99 and recorded in  
Instrument #1999-41857. For the same consideration, Grantee hereby assumes all obliga-  
tion of Albert L. Lancaster under the terms of the instruments creating and securing  
the loan referred to in the mortgage and also agree to indemnify the Department of  
Veterans Affairs to the extent of any claim payment arising from the guaranty or  
insurance of the indebtedness above mentioned. This liability to the Department of  
Veterans Affairs is under the authority of Chapter 37, Title 38 of th United States  
Code and supersedes any state or local law barring or limiting deficiencies following  
foreclosure of real property. Grantee further agrees to the release of all  
prior obligors of the indebtedness above mentioned.

Inst # 2000-35543

Jennifer E. Wass  
JENNIFER E. WASS  
Grantee and Assumer

10/11/2000-35543  
11:09 AM CERTIFIED

TO HAVE AND TO HOLD to the said grantee, 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,  
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, their heirs and assigns forever.  
against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 26  
day of September 2000

(Seal)

(Seal)

(Seal)

Albert L. Lancaster  
ALBERT L. LANCASTER

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned  
hereby certify that Albert L. Lancaster, an unmarried man, a Notary Public in and for said County, in said State,  
whose name 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 has executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 26 day of September

A. D., 2000

Patricia K. Martin  
Notary Public