

This instrument was prepared by:
Shelly Moss
Shelly Moss, L.L.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
Bonnie K. Hesse
107 Canyon Park Place
Pelham, Alabama 35124

WARRANTY DEED

Inst # 2001-03571

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

02/01/2001-03571

10:52 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 16.50

That in consideration of **Ninety-nine Thousand Nine Hundred Ninety and 00/100 Dollars (\$99,990.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Nathan Pope and his wife Andrea Pope

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Bonnie K. Hesse

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama:

Lot 33, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, page 19, in the Probate Office of Shelby County, Alabama

\$79,950.00 of the proceeds come from a mortgage recorded simultaneously herewith.

\$14,950.00 of the proceeds come from a second mortgage recorded simultaneously herewith

- Subject to:
- (1) 2001 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 30th day of January, 2001.

 (Seal)
Nathan Pope

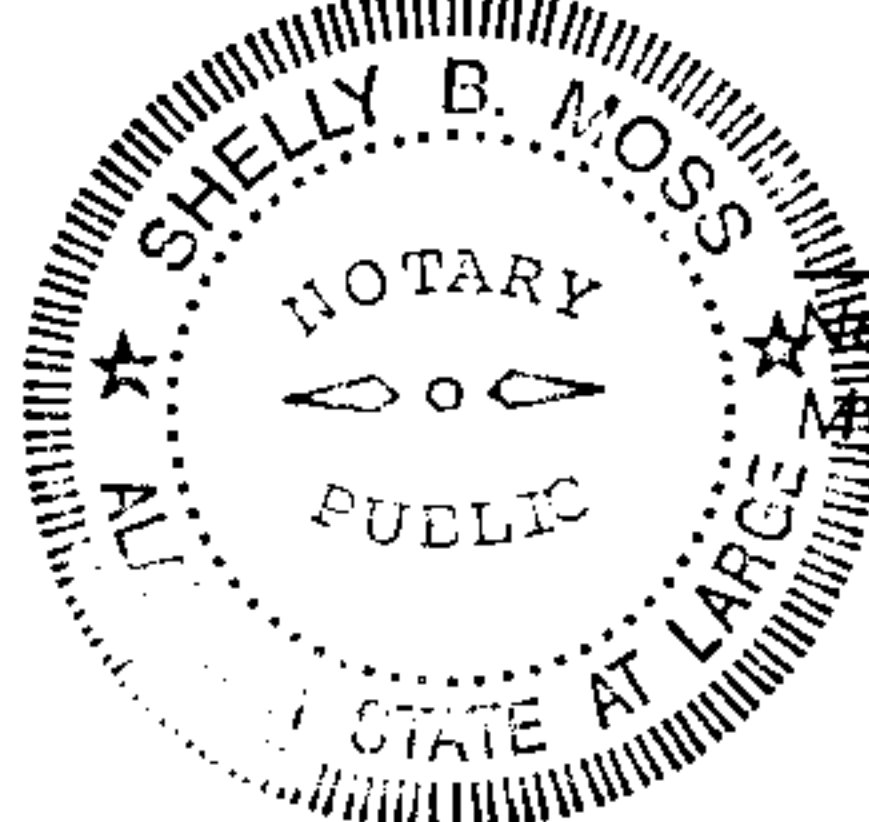
 (Seal)
Andrea Pope

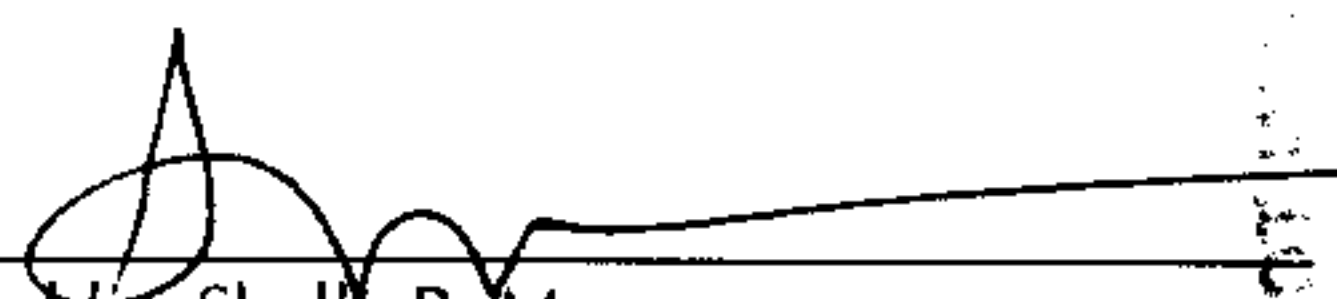
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Nathan Pope and Andrea Pope 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2001.




Notary Public: Shelly B. Moss
My Commission Expires: 11-5-01