

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Tuscaloosa }

Send tax notice to:
Melanie R. Walters
123 Hidden Creek Circle
Pelham, Alabama 35124

(\$92,500.00)

THIS WARRANTY DEED, made and entered into on this, the 11th day of October, 2000,
and between Richard A. Buck, III and Shana B. Buck, husband and wife, as part y of the first part, and
Melanie R. Walters

as part y of the second part;

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said part y of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, ha s this day given, granted, bargained, sold, conveyed and confirmed and do^{es} by these presents give, grant, bargain, sell, convey and confirm unto the said part y of the second part

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 36, according to the Survey of Hidden Creek, as recorded in Map Book 23, Page 97 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

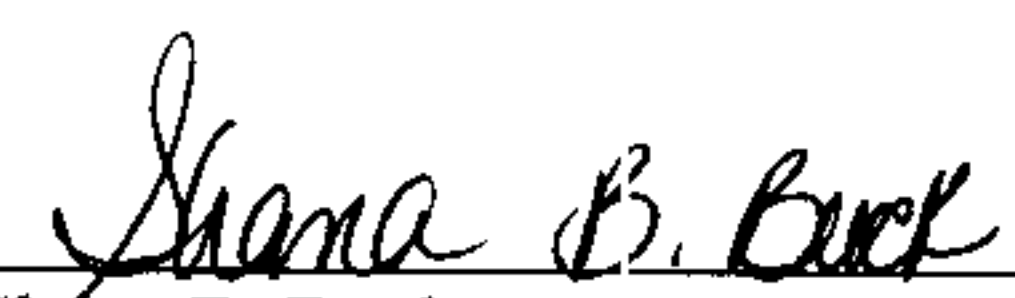
TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part y of the second part,

\$ 89,700.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

AND THE SAID part y of the first part hereby covenant^s with and represent ^s unto the said part y of the second part, her heirs and assigns, that they are seized in fee of the above described property; that they ha^{ve} a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 2001 which are due and payable October 1, 2001 and that they will forever warrant and defend the title to the same and the possession thereof unto the said party of the second part, her heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part y of the first part ha s hereunto set our hand s and seal s on the day and year first above written.

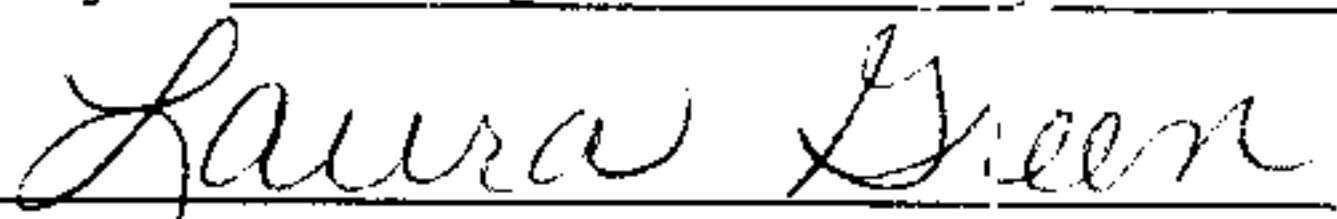
 (Seal)
Richard A. Buck, III

 (Seal)
Shana B. Buck

THE STATE OF Alabama
COUNTY OF Tuscaloosa }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Richard A. Buck III and Shana B. Buck
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, are executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 11th day of October, 2000.

 (Seal)
Notary Public Laura Green

8/18/02

Prepared by: Michelle Wahlsten, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

03/07/2001-08034
12:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 14.00

Inst # 2001-08034