

Send Tax Notice To:
Awni R. Tashman
609 Crosscreek Trail
Pelham, AL 35124

Safetrans File No.: 215813

Customer File No.: 20002756

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby }

118,500.00

THIS WARRANTY DEED, made and entered into on this, the 1st day of March, 2001, by and between Rebecca Susan Barbee and Nicholas Eugene Barbee, wife and husband, as part s of the first part, and
Awni R. Tashman

as part ___ of the second part;

WITNESSETH: That the said part s 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 ___ of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have 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 ___ of the second part

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

Lot 13, Block 4, according to the Survey of Cababa Valley Estates, Seventh Sector, as recorded in Map Book 6, page 82, in the Probate Office of Shelby County, Alabama.

\$116,623.00 of the purchase price was paid from a purchase money mortgage recorded simultaneously.

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 ___ of the second part,

AND THE SAID parts ___ of the first part hereby covenant s with and represent s unto the said part s of the second part, his heirs and assigns, that they have seized in fee of the above described property; that they have 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 part ___ of the second part, his 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 s of the first part have hereunto set our hand s and seal s on the day and year first above written.

Rebecca Susan Barbee (Seal)
Rebecca Susan Barbee

Nicholas Eugene Barbee (Seal)
Nicholas Eugene Barbee

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rebecca Susan Barbee and Nicholas Eugene Barbee, wife and husband whose names 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 and seal this the 1st day of March, 2001, _____

Sandra Stockton (Seal)
Notary Public
Sandra Stockton Commission Expires 7-12-2001

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

Inst # 2001-12000

04/02/2001-12000
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 13.00