

07/19/2001-29986
01:36 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MSB 89.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

Jon M. Turner, Jr.
NAJJARDENABURG, P.C.
Attorneys at Law
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

LINDA H. HOWARD
1041 WASHINGTON Ave. S.W.
BIRMINGHAM, AL 35211

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of **FOUR HUNDRED THOUSAND AND NO/100 (\$400,000.00) DOLLARS** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, I, **CLEORA C. MAGORIA AND CARLA A. SMITH AS CO-TRUSTEES OF THAT CERTAIN TRUST CREATED UNDER PARAGRAPH NINE OF THE LAST WILL AND TESTAMENT OF CARLO J. MAGORIA, DECEASED, PROBATE CASE #57149, SAN MATEO COUNTY, CALIFORNIA** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **LINDA H. HOWARD**, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOTS 3 AND 4, IN BLOCK 1, ACCORDING TO MAP OF MULLINS EAST SIDE ADDITION TO HELENA, AS RECORDED IN MAP BOOK 4, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2000, which constitutes a lien, but are not yet due and payable until October 1, 2001.
2. Restrictions appearing of record in Deed Book 261, page 432 and Deed Book 336, page 865.
3. All easements, restrictions and right of ways of record.

\$325,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEEES, 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 GRANTEEES, his, her, or 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **CLEORA C. MAGORIA AND CARLA A. SMITH AS CO-TRUSTEES OF THAT CERTAIN TRUST CREATED UNDER PARAGRAPH NINE OF THE LAST WILL AND TESTAMENT OF CARLO J. MAGORIA, DECEASED, PROBATE CASE #57149, SAN MATEO COUNTY, CALIFORNIA** has hereunto set its signature and seal, this the 12TH day of JULY, 2001.

Carla A. Smith

CLEORA C. MAGORIA AND CARLA A. SMITH AS CO-TRUSTEES OF THAT CERTAIN TRUST CREATED UNDER PARAGRAPH NINE OF THE LAST WILL AND TESTAMENT OF CARLO J. MAGORIA, DECEASED, PROBATE CASE #57149, SAN MATEO COUNTY, CALIFORNIA

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that, **CLEORA C. MAGORIA AND CARLA A. SMITH AS CO-TRUSTEES OF THAT CERTAIN TRUST CREATED UNDER PARAGRAPH NINE OF THE LAST WILL AND TESTAMENT OF CARLO J. MAGORIA, DECEASED, PROBATE CASE #57149, SAN MATEO COUNTY, CALIFORNIA** 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 this the **12TH** day of **JULY, 2001**.



Notary Public

My commission expires: 4-13-2004

Inst # 2001-29986

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