

This Instrument Was Prepared By:
Dickerson & Morse, P. C.
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Mary S. Mangina
186 Cedar Bend Drive
Helena, Alabama 35080

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Five Hundred & NO/100 Dollars (\$500.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Mary Lee Martin and husband, Michael Mangina** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Mary S. Mangina** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 28, Block 2, according to the Survey of Cedar Bend Phase 1, as recorded in Map Book 17, page 139, in the Probate Office of Shelby County, Alabama.

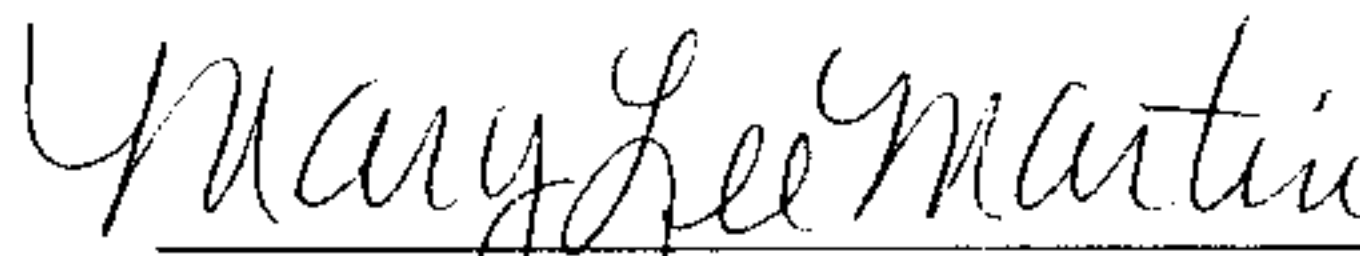
Note: \$96,000.00 of the above purchase price is in the form of a mortgage in favor of Countrywide Home Loans, Inc., executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

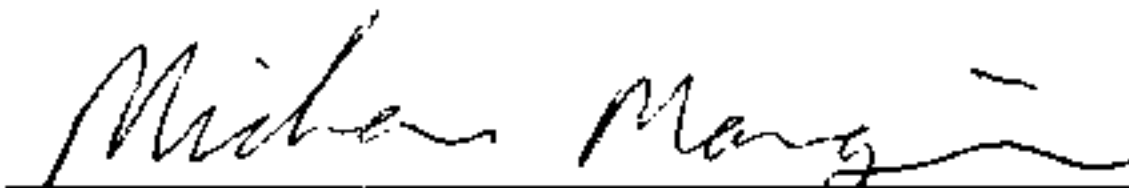
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the **22nd** day of **June**, **2001**.



Mary Lee Martin



Michael Mangina

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Mary Lee Martin and husband, Michael Mangina**, 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 the **22nd** day of **June**, **2001**.



Onnie D. Dickerson, III - Notary Public

My Commission Expires: **4/23/2004**

Inst # 2001-31176

07/26/2001-31176
01:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 12.00

Inst # 2001-31176