

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

Send Tax Notice To: JUANDA MARSH

name

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

108 BROOKHOLLOW WAY

address

PELHAM, ALABAMA 35124

WARRANTY DEED-

STATE OF ALABAMA

Jefferson

COUNTY

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED NINETEEN THOUSAND AND NO/100-----

DOLLARS (\$119,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, MARK W. ROSKAM AND WIFE, ELICIA F. ROSKAM

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JUANDA MARSH

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 60 ACCORDING TO THE SURVEY OF BROOKHOLLOW SECOND SECTOR AS RECORDED IN MAP BOOK 17, PAGE 141 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2001 AND THEREAFTER.

TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY IN DEED BOOK 127, PAGE 375.

RIGHT OF WAY GRANTED SHELBY COUNTY IN DEED BOOK 231, PAGE 189 SET BACK LINE AND EASEMENTS AS SHOWN ON RECORD MAPEASEMENT TO ALABAMA POWER COMPANY IN INST# 1994-01183.

PROTECTIVE COVENANTS IN INST# 1993-32092.

\$93000.00 OF THE OCNSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 2001-32286

08/03/2001-32286
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MSB 37.00

TO HAVE AND HOLD to the said grantee, 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 27th day of July, 2001

(Seal)

Mark Roskam

(Seal)

(Seal)

Elicia F. Roskam

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that MARK W. ROSKAM AND WIFE, ELICIA F. ROSKAM 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 they executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 27th day of July, A.D., 2001

Gene W. Gray, Jr.

Notary Public