

01-0905

SEND TAX NOTICE TO: JAMES BEARDEN  
2994 Pelham Parkway  
Pelham, Alabama 35124

## WARRANTY DEED

STATE OF ALABAMA,  
SHELBY COUNTY.

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$39,500.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **GINGER H. SOVA, AN UNMARRIED WOMAN**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **JAMES BEARDEN, A MARRIED MAN**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF BOVA ACRES, AS RECORDED IN MAP BOOK 27, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$35,050.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of August, 2001.

WITNESS:

 (L.S.)  
GINGER H. SOVA

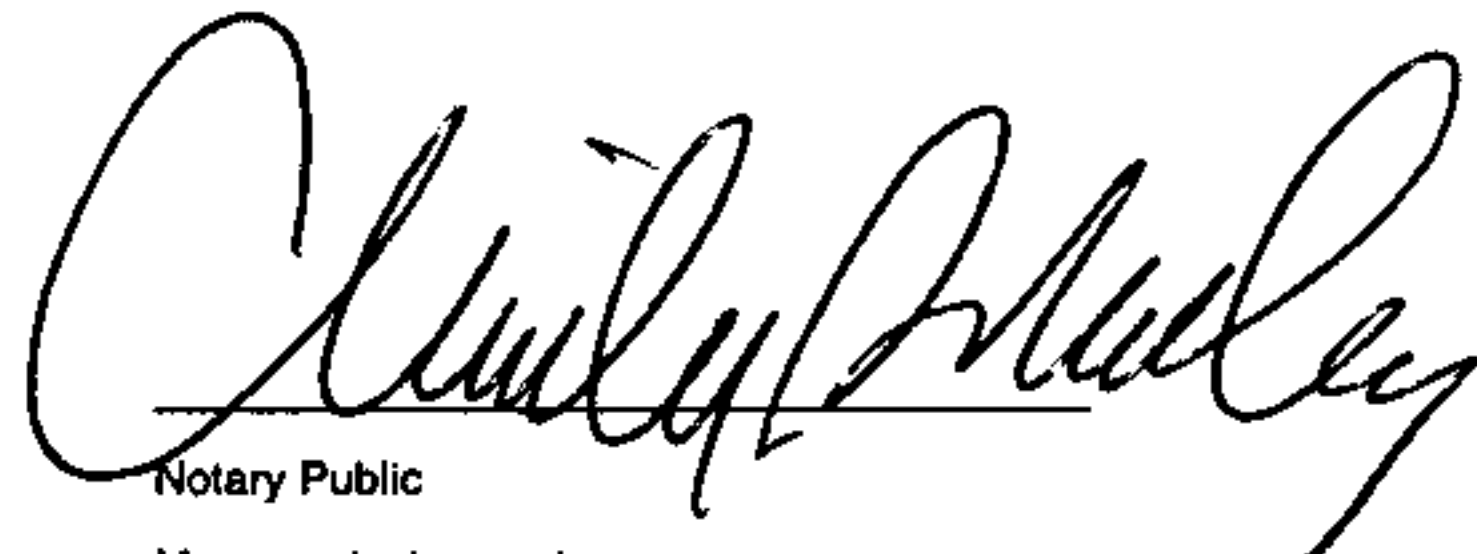
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\_\_\_\_\_(L.S.)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that GINGER H. SOVA, AN UNMARRIED WOMAN, 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 hand official seal this 27th day of August, 2001.

  
Notary Public

My commission expires:

MY COMMISSION EXPIRES OCTOBER 27, 2001

Prepared by:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, AL 35243

Inst # 2001-37540

08/31/2001-37540  
08:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MSB 15.50