

Order No: 19352

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOWN ALL MEN BY THESE PRESENTS:

That ****BANK ONE NATIONAL ASSOCIATION, AS TRUSTEE FKA FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE****, the Grantor, party of the first part, in consideration of **\$210,000.00** and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor, party of the first part, by ****MICHAEL J. MAGYAR AND TOVE T. MAGYAR.****, the Grantee, party of the second part, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, party of the second part, and to HIS/HER/THEIR heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of SHELBY, State of Alabama, which is described as follows:

Lot 8, according to the Survey of Wildwood Park Residential Estates, as recorded in Map Book 5, page 78, in the Probate Office of Shelby County, Alabama.

together with all and singular the rights, members, privileges, tenements, hereditaments, casements, rights, privileges, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said Grantee, party of the second part, and to HIS/HER/THEIR heirs and assigns in fee simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the judge of Probate of SHELBY County, Alabama.

AND THE GRANTOR, PARTY OF THE FIRST PART DOES HEREBY COVENANT with the Grantee, Party of the Second Part, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will specially warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

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SHELBY COUNTY JUDGE OF PROBATE
002 CH 99.00

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal this 29 day of August, 2001.

Grantor: Bank One National Association, As Trustee FKA First National Bank of Chicago, as Trustee

By: [Signature]
Title: Louis Amato V.P.

STATE OF CA
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Louis Amato, whose name as Vice President (title), on behalf of SAND Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she, in such capacity and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 29th day of August, 2001.

[Signature]
NOTARY PUBLIC



Send Tax Notice to:

This instrument prepared by:
Nationwide Title Services
17370 Preston Rd. #510
Dallas, Texas 75252

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