

# WARRANTY DEED

THE STATE OF Alabama  
COUNTY OF Jefferson } (\$139,900.00)

THIS WARRANTY DEED, made and entered into on this, the 3rd day of December, 2001, by and between Pete A. Flechsig, a single person and Beth A. Abrahamson, a single person, as part y of the first part, and Kerin A. Adams

as part y of the second part;

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said part y of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, ha s this day given, granted, bargained, sold, conveyed and confirmed and do es by these presents give, grant, bargain, sell, convey and confirm unto the said part y of the second part

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 8, according to the Survey of Chadwick Sector One, as recorded in Map Book 17, page 52, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements, and restrictions of record.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part y of the second part,

\$ 132,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND THE SAID part y of the first part hereby covenant s with and represent s unto the said part y of the second part, her heirs and assigns, that they are seized in fee of the above described property; that they ha ve a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 2002 which are due and payable October 1, 2002 and that thye will forever warrant and defend the title to the same and the possession thereof unto the said part y of the second part, her heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part y of the first part ha s hereunto set their hand s and seal s on the day and year first above written.

● P. A. Flechsig (Seal)  
Pete A. Flechsig

● Beth A. Abrahamson (Seal)  
Beth A. Abrahamson

12/19/2001-55857  
03:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 21.00

Inst # 2001-55857

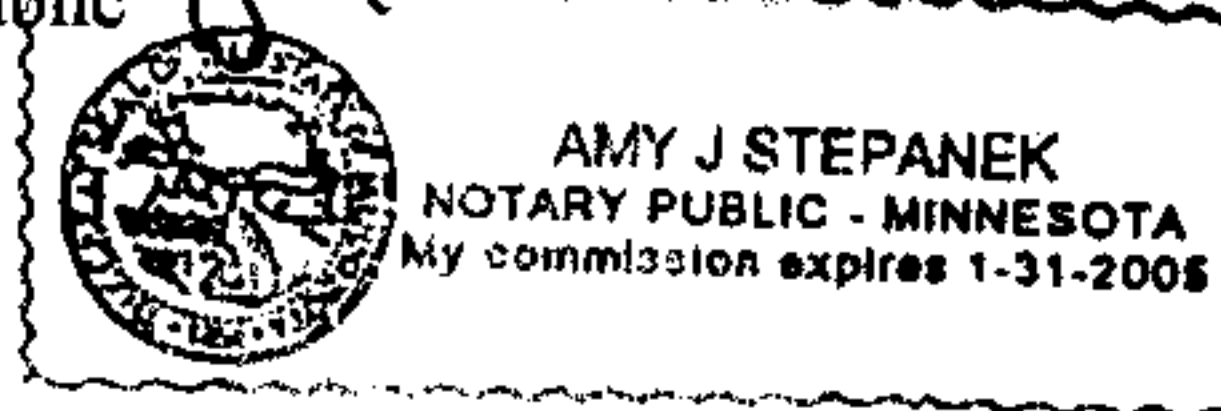
THE STATE OF Minnesota }  
COUNTY OF St Louis

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pete A. Flechsig  
SINGLE (fill in marital status) whose name 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, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 3rd day of December, 2001.

● Amy J Stepanek (Seal)  
Notary Public

THE STATE OF Minnesota }  
COUNTY OF St Louis

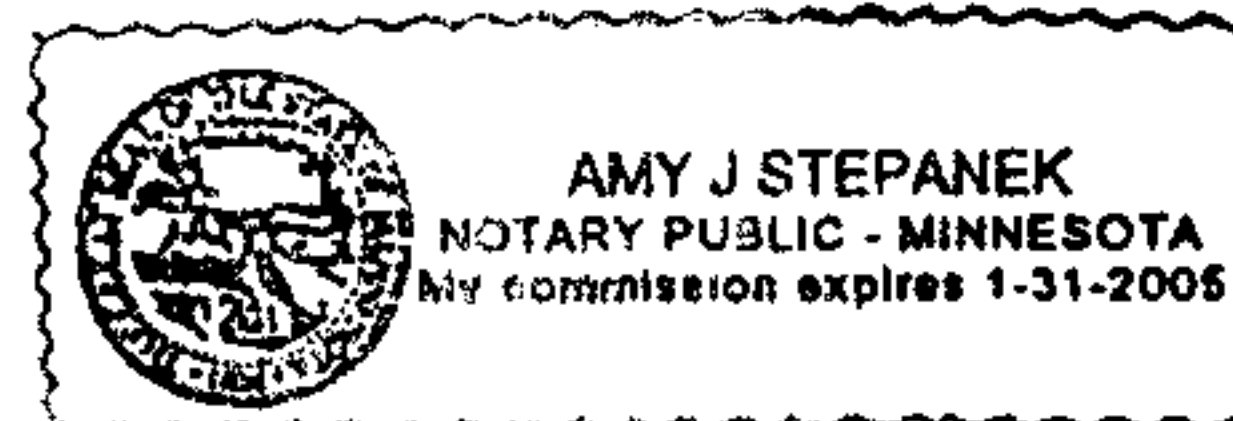


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Beth A. Abrahamson  
SINGLE (fill in marital status) whose name is signed to  
the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the  
contents of the conveyance, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 3rd day of December, 2001.

● Amy J Stepanek (Seal)  
Notary Public

Prepared by: Sandy Bixby, (952) 941-0280, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344



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