

6814

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

ROBERT WOODSON
384 SUMMBERCHASE DRIVE
CALERA, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 2002-00801

01/04/2002-00801
12:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 20.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTEEN THOUSAND and 00/100 (\$116,000.00) DOLLARS to the undersigned grantor, JACKIE WILLIAMS CO., INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto ROBERT WOODSON, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 92, ACCORDING TO THE SURVEY OF SUMMERCHASE PHASE 4, AS RECORDED IN MAP BOOK 26, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 20 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 5 FOOT EASEMENT ON SOUTH AND WEST AND 7.5 FOOT EASEMENT REAR, AS SHOWN BY RECORDED MAP.
4. SUBDIVISION RESTRICTIONS SHOWN ON RECORD PLAT IN MAP BOOK 26, PAGE 111, PROVIDE FOR CONSTRUCTION OF SINGLE FAMILY RESIDENCES ONLY.
5. RESTRICTIONS APPEARING OF RECORDED IN INSTRUMENT #2000-9762, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT #2000-23206, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$110,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good

right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, JACKIE WILLIAMS CO., INC., by its PRESIDENT, JACKIE WILLIAMS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 27th day of December, 2001.

JACKIE WILLIAMS CO., INC.

By: Jackie Williams
JACKIE WILLIAMS, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JACKIE WILLIAMS, whose name as PRESIDENT of JACKIE WILLIAMS CO., INC., a 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 27th day of December, 2001.

Elizabeth Anderson
Notary Public

My commission expires: 10.2.05

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