

02-0044

SEND TAX NOTICE TO:
CARRIE JOAN LONG
125 CAMBRIDGE LANE
ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA,
Shelby COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of 140000 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I, DANIEL M. THOMPSON, TOWANNAH R. THOMPSON, HUSBAND AND WIFE, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **CARRIE JOAN LONG**, (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 60, ACCORDING TO THE MAP OF CAMBRIDGE POINTE, 2ND SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 99, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

AD VALOREM TAXES FOR THE YEAR 2002 AND THEREAFTER.

BUILDING AND SETBACK LINES AS SHOWN BY RECORDED MAP.

EASEMENTS TO SOUTHERN NATURAL GAS AS RECORDED IN DEED BOOK 99, PAGE 480.

EASEMENTS TO THE CITY OF ALABASTER AS RECORDED IN DEED BOOK 282, PAGE 500.

EASEMENTS TO PLANTATION PIPELINE COMPANY AS RECORDED IN DEED BOOK 212, PAGE 621;

DEED BOOK 212, PAGE 627; DEED BOOK 213, PAGE 128; DEED BOOK 213, PAGE 130; DEED BOOK

213, PAGE 132; DEED BOOK 213, PAGE 143 AND DEED BOOK 217, PAGE 247.

RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 280, PAGE 330 AND AS

SHOWN BY CONDEMNATION PROCEEDINGS AS SET FORTH IN LIS PENDENS BOOK 4, PAGE 659.

RESTRICTIVE COVENANTS AS RECORDED IN INST. #1993-28814.

TITLE TO OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH

ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING

THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS

OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN INST.

#1993-38501.

\$100000 OF THE ABOVE PURCHASE PRICE WAS PAID FROM THE PROCEEDS OF A 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 28th day of January, 2002.

WITNESS:


DANIEL M. THOMPSON

TOWANNAH R. THOMPSON

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that DANIEL M. THOMPSON and TOWANNAH R. THOMPSON, 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 28th day of January, 2002.

Notary Public

My commission expires: 9-9-03

Prepared by:

STEWART & ASSOCIATES, P.C.

3595 GRANDVIEW PARKWAY, SUITE 350

BIRMINGHAM, AL 35243

Inst # 2002-05443

01/31/2002-05443
03:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JOY NEL