

6881

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

STEPHEN STOWE
109 CANYON TRAIL
PELHAM, AL 35124

Inst # 2002-06287

02/06/2002-06287
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY SIX THOUSAND FOUR HUNDRED DOLLARS and 00/100 (\$96,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, PAMELA JOY HOLCOMBE, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STEPHEN STOWE, 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 54 ACCORDING TO THE MAP AND SURVEY OF CANYON PARK TOWNHOMES, AS RECORDED IN MAP BOOK 19, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2002 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1994-35220.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 223, PAGE 80; DEED BOOK 102, PAGE 397; DEED BOOK 127, PAGE 597, AND DEED BOOK 134, PAGE 37.
4. A 15 FOOT BUILDING LINE FROM CANYON TRAIL, AS SHOWN ON RECORDED MAP.
5. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
6. GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #1995-12825.
7. RIGHT(S) OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 102, PAGE 515 AND DEED BOOK 102, PAGE 17.
8. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCES.

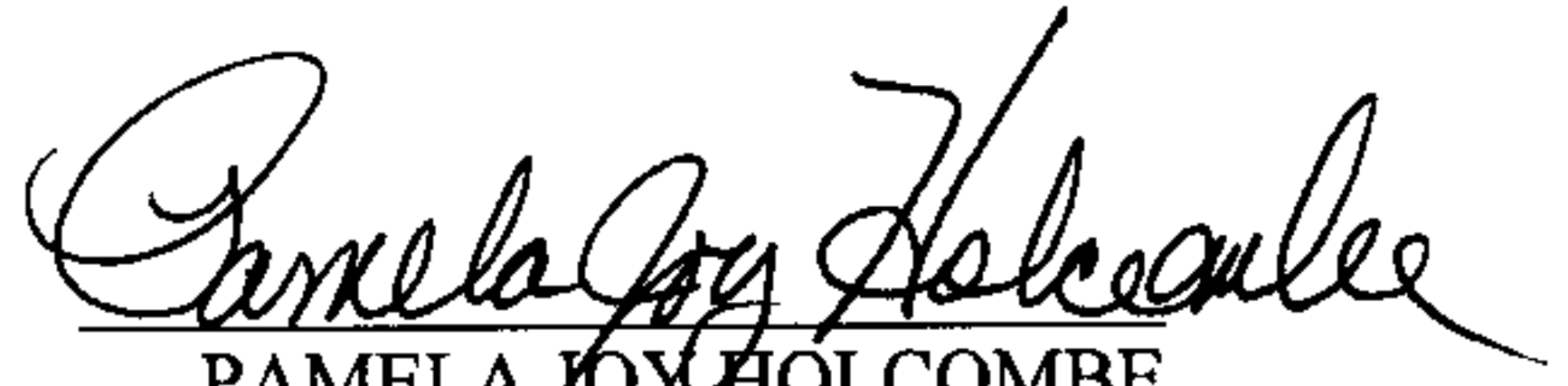
THIS IS NOT THE HOMESTEAD OF PAMELA JOY HOLCOMBE OR HER HUSBAND.

\$98,328.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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 GRANTORS, PAMELA JOY HOLCOMBE, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of January, 2002.


PAMELA JOY HOLCOMBE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that PAMELA JOY HOLCOMBE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of January, 2002.



Notary Public

My commission expires: 9.29.00

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