

Full MTR
Value
\$92,800.00

Prepared by and return to:
MATTHEW T. KNIGHT
438 CARR AVENUE STE 5
BIRMINGHAM, AL 35209

Inst # 2002-06753

02/08/2002-06753
10:11 AM CERTIFIER
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 15.00

STATE OF ALABAMA
COUNTY OF SHELBY
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of TEN DOLLARS to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is hereby acknowledged, MICHELLE HARDEMAN, A MARRIED WOMAN, (herein referred to as "Grantor"), grants, bargains, sells and conveys unto IRENE NADEAU (herein referred to as "Grantee"), the following described real estate, situated in JEFFERSON County, Alabama, to wit:
SEE APPENDIX 'A'

1. THIS CONVEYANCE IS MADE SUBJECT TO:
a. all restrictions, covenants, rights of ways, and easements of record; b. all mineral and mining rights are excepted; c. Advalorem taxes for 2002.

TO HAVE AND TO HOLD, To the said Grantee its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with said grantee its successors 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 grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The grantor has executed this conveyance, this 29 day of Jan -, 2002.

Michelle Hardeман
(SEAL)

(SEAL)

STATE OF ALABAMA
COUNTY OF: SHELBY

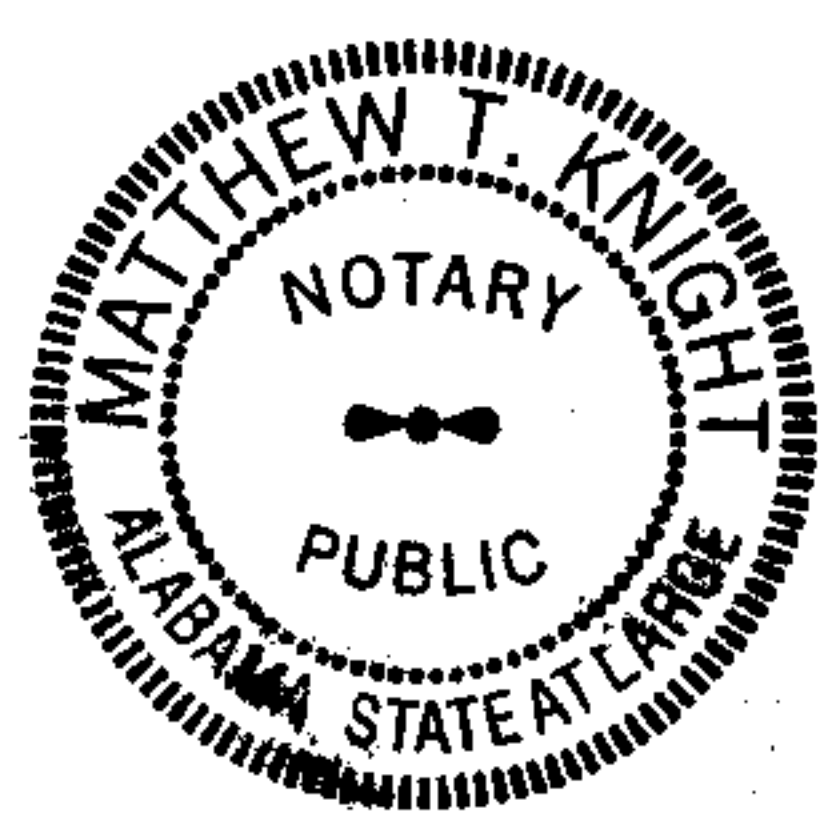
I, the undersigned, a Notary Public in and for said county in said State hereby that MICHELLE HARDEMAN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledge before me on this day, that being informed of the contents of this instrument, he/she/they executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 29 day of January, 2002.

Notary Public Matthew T. Knight

My Commission expires

Notary Public, Alabama State at Large
My Commission Expires March 2, 2003



APPENDIX "A"

LEGAL DESCRIPTION

Lot 1, Block 3, according to the Survey of Amended Map of Plantation South, First Sector, as recorded in Map Book 7, Page 173, in the Probate Office of SHELBY County, ALABAMA.

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MR

