

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:  
Mortgage Guaranty Insurance Corporation  
270 E. Kilbourn Ave  
Milwaukee, WI 53202

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

Inst # 2002-1031  
03/04/2002-10319  
02:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 15.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar and No/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned, **FIRST FEDERAL BANK** (hereafter referred to as the "Grantor"), in hand paid by **MORTGAGE GUARANTY INSURANCE CORPORATION** (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 35, according to the Survey of Weatherly, Glen Abbey, Sector 12, as recorded in Map Book 18, Page 128, in the Probate Office of Shelby County, Alabama.**

This conveyance is made subject to the following:

1. 2001 ad valorem taxes, a lien due and payable October 1, 2001.
2. All recorded encumbrances, if any, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

**TO HAVE AND TO HOLD** to the said Grantee, and to the successors and assigns of such Grantee in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this the 27<sup>th</sup> day of June, 2001.

**FIRST FEDERAL BANK**

By: *Neil A. Thompson*  
Its: *vice President*

STATE OF ALABAMA )  
 )  
Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cecil A. Turnipseed, whose name as Vice President of First Federal Bank is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same as such officer and with full authority, for the purposes therein contained as of the day the same bears date.

Given under my hand and official seal on this the 27 day of June, 2001.

E. D. Siamow  
NOTARY PUBLIC  
My Commission Expires: 5/18/05

When recorded, please return to:  
Mortgage Guaranty Insurance Corporation  
270 E. Kilbourn Avenue  
Milwaukee, WI 53202  
Cert # 12927156

This Instrument Prepared By:

Jerry E. Heid  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

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