

6689

(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

BRIAN L. TODD
248 BENTMOOR LANE
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

lost # 2002-10472

03/05/2002-10472
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
42.50
902 MEL

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY TWO THOUSAND ONE HUNDRED and 00/100 (\$142,100.00) to the undersigned grantor, AMERICAN HOMES AND LAND CORPORATION 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 BRIAN L. TODD, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1189, ACCORDING TO THE MAP OF FIRST ADDITION TO OLD CAHABA, PHASE III, RECORDED IN MAP BOOK 28, PAGE 133, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

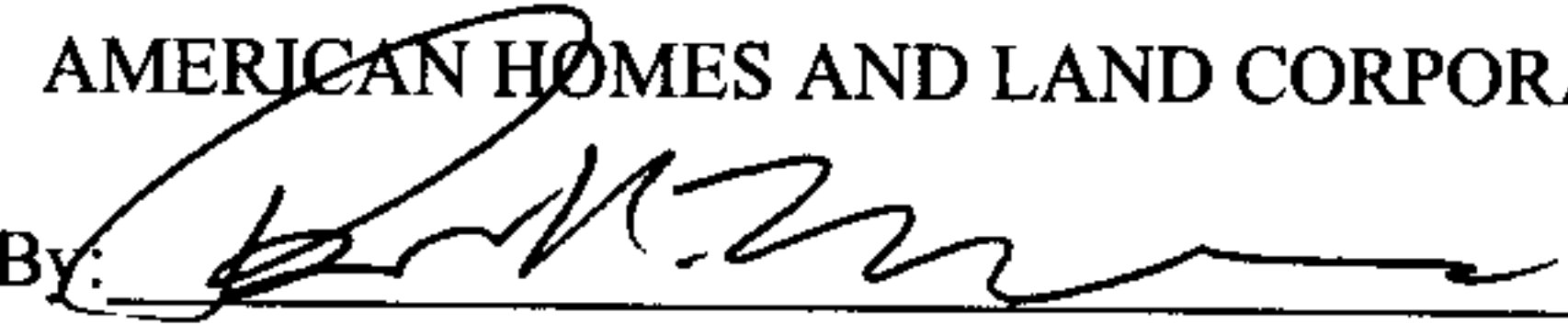
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 20 FOOT MINIMUM BUILDING SETBACK LINE FROM BENTMOOR LANE AND 7.5 FOOT EASEMENT ALONG THE NORTHEAST PROPERTY LINE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 155, PAGE 331; DEED BOOK 155, PAGE 425; LIS PENDENS BOOK 2, PAGE 165 AND DEED BOOK 156, PAGE 203.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 138, PAGE 309; DEED BOOK 131, PAGE 447; DEED BOOK 247, PAGE 853; DEED BOOK 127, PAGE 408; DEED BOOK 134, PAGE 85; DEED BOOK 230, PAGE 113; DEED BOOK 139, PAGE 238; DEED BOOK 257, PAGE 213 AND REAL 46, PAGE 69.
5. 100 FOOT RIGHT OF WAY TO BIRMINGHAM MINERAL RAILROAD COMPANY AS RECORDED IN DEED BOOK 12, PAGE 449.
6. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN DEED BOOK 15, PAGE 415; DEED BOOK 61, PAGE 164; REAL VOLUME 133, PAGE 277 AND REAL VOLUME 321, PAGE 629, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.
7. EASEMENT TO PLANTATION PIPE LINE AS RECORDED IN DEED BOOK 112, PAGE 584 AND DEED BOOK 257, PAGE 213.

8. RIGHT OF WAY TO MCKENZIE MINERAL METHANE CORPORATION RECORDED IN DEED BOOK 259, PAGE 610.
9. TIMBER DEED RECORDED IN INSTRUMENT #1997-28869.
10. TITLE TO ALL THAT PORTION OF SUBJECT PROPERTY LYING BELOW THE HIGH WATER MARK OF THE CAHABA RIVER.
11. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 2001-39945.

\$113,650.00 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.

IN WITNESS WHEREOF, the said GRANTOR, AMERICAN HOMES AND LAND CORPORATION, by its VICE PRESIDENT, BRIAN K. THOMAS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of March, 2002.

AMERICAN HOMES AND LAND CORPORATION
By: 
BRIAN K. THOMAS, VICE 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 BRIAN K. THOMAS, whose name as VICE PRESIDENT of AMERICAN HOMES AND LAND CORPORATION, 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 1st day of March, 2002.


Notary Public

My commission expires: 9.29.02

Inst # 2002-10472

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