

7035

(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

MICHELLE JOHNSON
7503 SPENCER LANE
HELENA, AL 35080

Inst # 2002-14707
03/29/2002-14707
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 16.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWO THOUSAND DOLLARS and 00/100 (\$102,000.00) to the undersigned grantor, JAW, INC. 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 MICHELLE JOHNSON, 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 2-A, ACCORDING TO A RESURVEY OF LOTS 2, 5 AND 6 WYNDHAM TOWNHOMES, AS RECORDED IN MAP BOOK 24, PAGE 38, IN THE PROBATE OFFICE 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 BUILDING LINE ON SOUTH SIDE OF LOT AS SHOWN ON RECORDED MAP.
3. 10 FOOT EASEMENT ON NORTH SIDE OF LOT AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS AS SHOWN ON RECORDED MAP.
5. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. #1997-21510.
6. EASEMENT AND RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 1, PAGE 332.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

\$100,424.00 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.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, JAW, INC., by its PRESIDENT, ALLEN WRIGHT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 18th day of March, 2002.

By  JAW, INC.
ALLEN WRIGHT, 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 ALLEN WRIGHT, whose name as PRESIDENT of JAW, INC., 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 18th day of March, 2002.


Notary Public

My commission expires: 9-29-02

Inst # 2002-14707

03/29/2002-14707
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 16.00