

7045

(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:
LINDA AUSMAN
810 WATERFORD CIRCLE
CALERA, AL 35040

Inst # 2002-14716
03/29/2002-14716
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 21

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTEEN THOUSAND THREE HUNDRED and 00/100 (\$116,300.00) to the undersigned grantor, MUNGER, BLALOCK AND COMPANY, 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 LINDA AUSMAN, 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 381, ACCORDING TO THE MAP OF WATERFORD HIGHLANDS, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 137, 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. 8 FOOT UTILITY EASEMENT ALONG THE EASTERLY LOT LINE, AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS, APPEARING OF RECORD IN INSTRUMENT #2001-12818 AND AMENDED IN INSTRUMENT #2001-12819.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN INSTRUMENT #1995-1640 AND BOOK 345, PAGE 744.
5. TERMS AND CONDITIONS AS SET OUT IN INSTRUMENT #1995-1640 AND BOOK 345, PAGE 744.

\$109,721.00 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, MUNGER, BLALOCK AND COMPANY, INC. by its VICE PRESIDENT, J. HARRY BLALOCK who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 20th day of March, 2002.

MUNGER, BLALOCK AND COMPANY, INC.

By.


J. HARRY BLALOCK, 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 J. HARRY BLALOCK, whose name as VICE PRESIDENT of MUNGER, BLALOCK AND COMPANY, 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 20th day of March, 2002.


Notary Public

My commission expires: 10-2-05

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