

7079

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

PAMELA W. SAUNDERS
220 HIDDEN CREEK DRIVE
PELHAM, AL 35124

Inst # 2002-16608

04/10/2002-16608
08:15 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MSB 78.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHTEEN THOUSAND and 00/100 (\$118,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM J. AGERTON and LESLIE Y. AGERTON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto PAMELA W. SAUNDERS, 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 149, ACCORDING TO THE SURVEY OF PHASE ONE, HIDDEN CREEK III, AS RECORDED IN MAP BOOK 26, PAGE 13, 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. 15 FOOT BUILDING SETBACK LINE HIDDEN CREEK DRIVE AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.
3. 5 FOOT EASEMENT ON REAR AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.
4. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #1998-03075; INSTRUMENT #1998-03077; AMENDED IN INSTRUMENT #1998-23229 AND INSTRUMENT #1999-1568 AND AMENDED IN INSTRUMENT #1998-23229 AND AMENDED IN INSTRUMENT #2000-8567.
5. EASEMENT TO PLANTATION PIPE LINE AS RECORDED IN DEED BOOK 306, PAGE 116; DEED BOOK 252, PAGE 603 AND DEED BOOK 229, PAGE 335.
6. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 127, PAGE 376.
7. RIGHT OF WAY AND EASEMENT TO LEVEL 3 IN INSTRUMENT #2000-5002.



8. OIL, GAS, AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.

\$54,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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 GRANTORS, WILLIAM J. AGERTON and LESLIE Y. AGERTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of March, 2002.

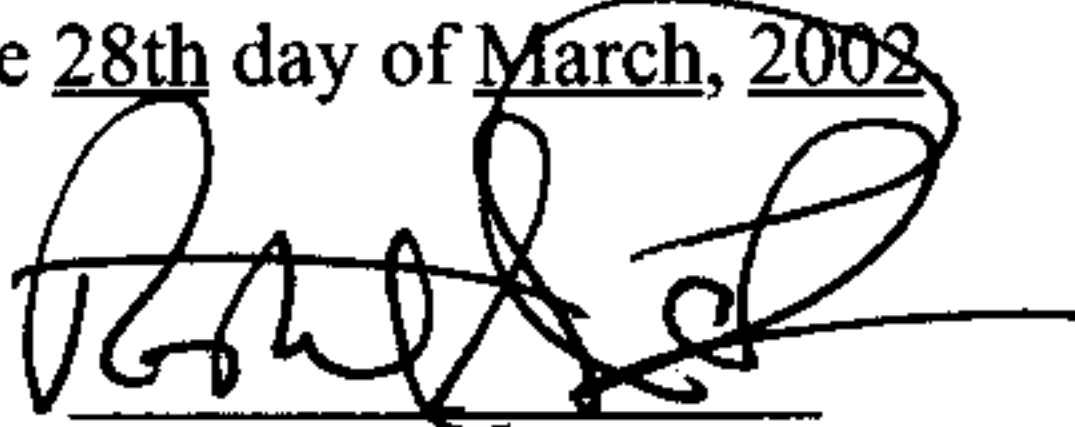

WILLIAM J. AGERTON

LESLIE Y. AGERTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM J. AGERTON, LESLIE Y. AGERTON whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of March, 2002


Notary Public

My commission expires: 7/1/02

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