

7109

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

ISSAC DAVID
2004 CROSSVINE ROAD
BIRMINGHAM, AL. 35244

Inst # 2002-19348
04/26/2002-19348
08:33 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 HSB 186.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY TWO THOUSAND THIRTY FOUR and 46/100 (\$172,034.46) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, PATRICIA J. DAVID, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ISSAC DAVID, 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 38, ACCORDING TO THE SURVEY OF RIVERCHASE WEST, SECOND ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. MUNICIPAL IMPROVEMENTS ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
3. EASEMENT OF 10' ON REAR OF LOT AS SHOWN BY PLAT RECORDED IN MAP BOOK 7, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR

RECORDED IN MISC. BOOK 17, PAGE 550, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

7. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND DISTRIBUTION IN MISC. BOOK 25, PAGE 606.

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, PATRICIA J. DAVID, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of April, 2002.

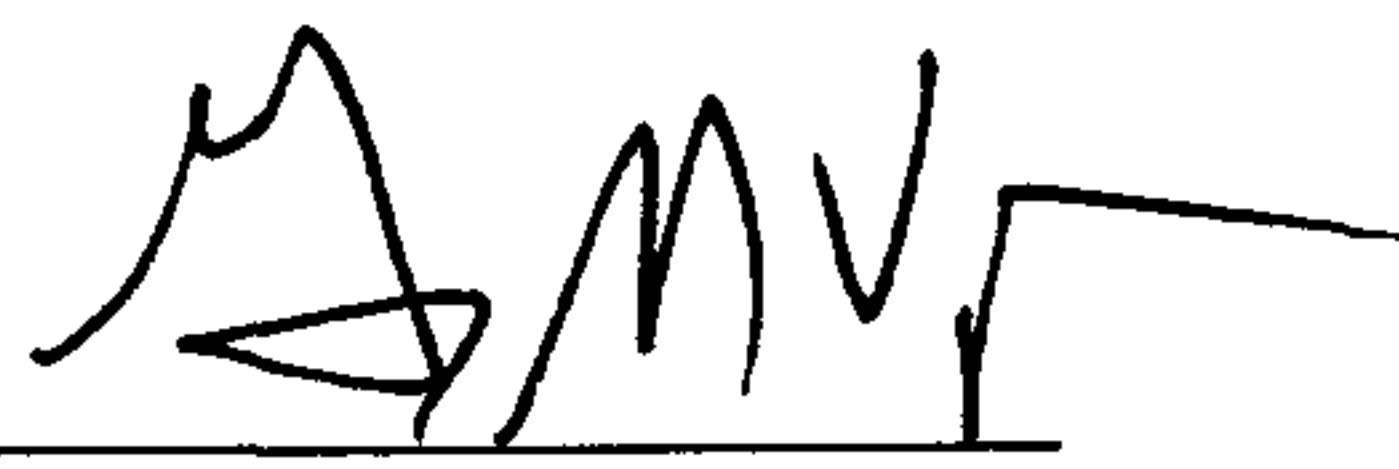

PATRICIA J. DAVID

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that PATRICIA J. DAVID, 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 15th day of April, 2002.


Notary Public

My commission expires: 9.29.02