

(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

REBECCA ANN SUAREZ
170 HAYESBURY CT
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINE THOUSAND DOLLARS and 00/100 (\$109,000.00) to the undersigned grantor, R. WILKINS CONSTRUCTION, 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 REBECCA ANN SUAREZ, 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 147, ACCORDING TO THE SURVEY OF HAYESBURY, PHASE 1, ACCORDING TO THE PLAT THERE OF RECORDED IN MAP BOOK 28, 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 ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 15 FOOT BUILDING SETBACK LINE FROM HAYESBURY COURT; 5 FOOT EASEMENT ALONG THE FRONT PROPERTY LINE AND 20-FOOT NATURAL LANDSCAPED AREA ALONG THE REAR OF SAID LOT AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.
3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #2001-27838 AND AMENDED IN INSTRUMENT #2001-48731.
4. ARTICLES OF INCORPORATION FOR HAYESBURY TOWNHOMES ASSOCIATION AS RECORDED IN INSTRUMENT #2001-27839.
5. DEED FOR COMMON AREA TO HAYESBURY TOWNHOMES ASSOCIATION AS RECORDED IN INSTRUMENT #2001-48732.
6. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 101, PAGE 550.
7. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 135, PAGE 365 AND DEED BOOK 135, PAGE 366.
8. EASEMENT TO PELHAM AS RECORDED IN REAL BOOK 111, PAGE 687 AND REAL BOOK 275, PAGE 590.

\$107,315.00 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, R. WILKINS CONSTRUCTION, INC., by its PRESIDENT, ROGER WILKINS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 15th day of May, 2002.

R. WILKINS CONSTRUCTION, INC.

By: 
ROGER WILKINS, 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 ROGER WILKINS, whose name as PRESIDENT of R. WILKINS CONSTRUCTION, 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 15th day of May, 2002.


Notary Public

My commission expires: 10-2-05