

STATE OF ALABAMA *Manford*
COUNTY OF SHELBY *Frederick*

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that BANKERS TRUST COMPANY OF CALIFORNIA, N.A. AS CUSTODIAN OR TRUSTEE UNDER THE APPLICABLE CUSTODIAL OR TRUST AGREEMENT, a corporation, hereinafter called the Grantor, for an in consideration of the sum of **TEN AND NO/100THS (\$10.00) DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to the said Grantor by **JULIE ANN CROSBY**, hereinafter referred to as the Grantee, does hereby **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee, his heirs and assigns, all of that certain parcel of real property situated in the State of Alabama, County of Shelby and more particularly described as follows:

Lot 5, according to the survey of Oakwood Village, Phase One, as recorded in Map Book 19, Page 163 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated December 11, 2001 and recorded January 4, 2002 in the Probate Office of Shelby County, Alabama in Instrument #2002-00697 under and in accordance with the laws of the State of Alabama or the United States of America.**
- 2. Any and all reservations of oil, gas and other minerals in, over or under the subject property, together with any and all rights to mine or remove the same and any and all rights in connection therewith, which have heretofore been reserved or conveyed to others in the chain of title by instrument(s) recorded in the Probate Court records.**
- 3. Building setback line(s) and easement(s) as shown on recorded plat of subdivision.**
- 4. Restrictive covenants shown on recorded plat of subdivision. (But omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin)**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenance thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said Grantee, his heirs and assigns, in fee simple, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal
on this, the 24 day of April, 2002.

**BANKERS TRUST COMPANY OF CALIFORNIA,
N.A. AS CUSTODIAN OR TRUSTEE UNDER THE
APPLICABLE CUSTODIAL OR TRUST
AGREEMENT**

By: *Amy Wachter* (SEAL)
As its: _____

STATE OF Maryland
COUNTY OF Frederick

Before me, the undersigned, a Notary Public in and for said State and
County, personally appeared Amy Wachter
as VP of **BANKERS TRUST COMPANY
OF CALIFORNIA, N.A. AS CUSTODIAN OR TRUSTEE UNDER THE
APPLICABLE CUSTODIAL OR TRUST AGREEMENT**, a corporation,
whose name as Grantor is signed to the foregoing conveyance and who is known to
me, who after by me being first duly sworn on oath did depose and say that being
informed of the contents of said conveyance, (s)he executed the same voluntarily
and with full power and authority to act on behalf of said corporation, on the day
the same bears date.

Given under my hand and notarial seal on this, the 24 day of
April, 2002.

Mary Jo Hartman
NOTARY PUBLIC
My Commission Expires Nov. 19, 2004
MEX LOUHARTMAN
NOTARY PUBLIC-MARYLAND
FREDERICK COUNTY
My Commission Expires Nov. 19, 2004

THIS INSTRUMENT PREPARED BY:

GARY P. ALIDOR, Attorney at Law
1110 Hillcrest Rd., Suite 1B
Post Office Box 16564
Mobile, AL 36616-0564
(251) 633-2000

Grantee's address:

