

7374

(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:  
  
DAVID C. CLAYTON  
901 BURNT PINE DRIVE  
MAYLENE, AL 35114

STATE OF ALABAMA)  
  
COUNTY OF SHELBY)

WARRANTY DEED

**Know All Men by These Presents:** That in consideration of NINETY SEVEN THOUSAND EIGHT HUNDRED DOLLARS and 00/100 (\$97,800.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SHELIA D. WARREN and HUSBAND, CECIL WARREN, JR. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID C. CLAYTON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 9, ACCORDING TO THE RESURVEY OF LOT 9, OF ABERNATHY'S ADDITION TO EAGLE WOOD ESTATES, AS RECORDED IN MAP BOOK 14 PAGE 28, 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. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM COUNTY ROAD NO. 17 AND 50 FEET FROM BURNT PINE DRIVE AS SHOWN BY PLAT.
4. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET ON THE EASTERLY SIDE AND 10 FEET ON THE NORTHERLY SIDE AND AN UNDETERMINED SIDE ON THE WESTERLY SIDE OF LOT.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN MISC. 24 PAGE 847 IN THE PROBATE OFFICE.
6. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED 107 PAGE 526 IN THE PROBATE OFFICE.

SHELIA D. WARREN AND SHELIA D. STRATTON ARE ONE AND THE SAME PERSON

\$99,267.00 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, SHELIA D. WARREN and HUSBAND, CECIL WARREN, JR., have hereunto set his, her or their signature(s) and seal(s), this the 26th day of June, 2002.

  
SHELIA D. WARREN

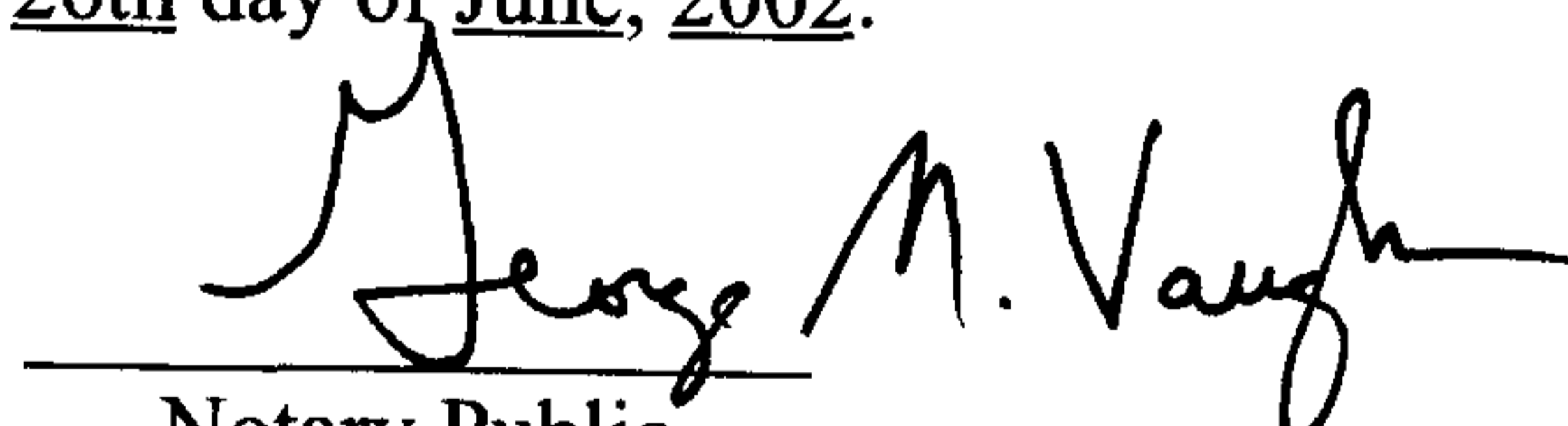
  
CECIL WARREN, JR.

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SHELIA D. WARREN and HUSBAND, CECIL WARREN, JR., 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 26th day of June, 2002.

  
Notary Public

My commission expires: 9.29.02