


This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Michael D. Blackburn
3222 Garden Walk
Birmingham, AL 35242

GENERAL WARRANTY DEED


20020729000350410 Pg 1/2 68.00
Shelby Cnty Judge of Probate, AL
07/29/2002 14:27:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Seventy Eight Thousand Five Hundred and 00/100 Dollars (\$178,500.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, PHILIP H. WAMBLES and GWEN C. WAMBLES, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto MICHAEL D. BLACKBURN and CINDY M. BLACKBURN, joint tenants with rights of survivorship, (herein referred to as GRANTEEES), the following described real estate situated in Shelby County, Alabama:

Lot 1, in Block 7, according to the Survey of Sunny Meadows, as recorded in Map Book 8, Page 18 A, B & C, in the Probate Office of Shelby County, Alabama.

One Hundred Twenty Four Thousand Nine Hundred Fifty and 00/100 (\$124,950.00) of the consideration is from a purchase money first mortgage recorded simultaneously with this deed.


Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 26th day of July, 2002.



PHILLIP H. WAMBLES




GWEN C. WAMBLES

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that PHILLIP H. WAMBLES and GWEN C. WAMBLES, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of July, 2002.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/05