

TP-11015

FRS File No.: 293540

Customer File No.: 17290

WARRANTY DEED

20020806000369240 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
08/06/2002 14:21:00 FILED/CERTIFIED

THE STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Timothy H. Bolden and Sandra W. Bolden, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
CORPORATE TRANSFER SERVICE, INC.

(herein referred to as GRANTEE), ITS heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 52, according to the Survey of Eagle Point, 12th Sector, Phase III, as recorded in Map Book 54, page 102, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 1290 Eagle Park Road, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, ITS heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, ITS heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, ITS heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, ITS heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 31st day of July, 2002.


● Timothy H. Bolden (Seal)
Timothy H. Bolden

● Sandra W. Bolden (Seal)
Sandra W. Bolden

THE STATE OF ALABAMA }
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy H. Bolden MARRIED TO SANDRA W. BOLDEN (fill in marital status) whose name 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 executed the same voluntarily on the day the same bears date.


GIVEN under my hand and seal this the 12TH day of JUNE, 2002.

 Suzanne Lowrey Cloudus (Seal)
Notary Public SUZANNE LOWREY CLOUDUS
My commission expires December 30, 2002

THE STATE OF ALABAMA }
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sandra W. Bolden MARRIED TO TIMOTHY H. BOLDEN (fill in marital status) whose name 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 12TH day of JUNE, 2002.

 Suzanne Lowrey Cloudus (Seal)
Notary Public SUZANNE LOWREY CLOUDUS
My commission expires December 30, 2002

This document prepared by: Rachael Luby, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344