

Send tax notice to: Traci DeShazo 345 Cedar Hill Drive Birmingham, Alabama 35242

This instrument prepared by: James R. Moncus, Jr. Attorney at Law 1313 Alford Avenue Birmingham, Alabama 35226

STATE OF ALABAMA JEFFERSON COUNTY

2 0 0 2 1 0 / 6 4 7 9

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00), in hand paid to the undersigned, Robert Branch McClendon and Kimberly W. McClendon, husband and wife, (hereinafter referred to as the "Grantor") by Traci DeShazo and Chris DeShazo, wife and husband, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee, with joint right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of The Cedars, 2nd Sector, as recorded in Map Book 25, Page 135, in the Probate Office of Shelby County, Alabama.

Chris DeShazo is one and the same person as Christopher P. DeShazo.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2002.
- All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
- Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

(\$225,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantors does for itself, their heirs, executors, administrators and assigns, covenant with the said Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 26th day of July, 2002.

Robert Branch McClendon

Kimberly W. McClendon

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert Branch McClendon and wife, Kimberly W. McClendon, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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

My Commission expires: 02-23-04

State of Alabama - Jefferson County I certify this instrument filed on:

2002 JUL 31 P.M. 12:48

Recorded and \$

Mtg. Tax

and \$ 100.00 Deed Tax and Fee Amt. \$ 7.00 Total \$ 107.00 MICHAEL F. BOLIN, Judge of Probate

200210/6479