

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.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. 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.

