

This instrument was prepared by:
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1109 East Park Drive, Suite 201
Birmingham, AL 35235

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

WHEN RECORDED
Robert D. Durie
Carol H. Durie
538 Fieldstone Drive
Helena AL 35080

2002080500365000 Pg 1/2 47.00
Shelby Cnty Judge of Probate, AL
08/05/2002 11:25:00 FILED/CERTIFIED

20020905000425660 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
09/05/2002 14:06:00 FILED/CERTIFIED

CORRECTIVE DEED RE-RECORDED FOR MARITAL STATUS & ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Four Thousand and Nine Hundred Dollars (\$164,900)** and other good and valuable consideration the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we,

Anthony Parks, married
Janice Parks, married *husband and wife*

herein referred to as grantor, (whether one or more) grant, bargain, sell and convey unto

Robert D. Durie, married
Carol H. Durie, married *husband and wife*

herein referred to as grantee, (whether one or more), the following described real estate situated in Shelby county, Alabama to wit;

SEE ATTACHED EXHIBIT A

Subject To:

1. General and special taxes for the current year and subsequent years.
2. Articles of Incorporation of Fieldstone Park Homeowners in instrument #1996-1423.
3. Restrictions as shown on recorded map(s).
4. Declaration of Protective Covenants in Book 370, Page 9; Book 378, Page 706; Instrument #1993-3847; Instrument #1993-3848 and Instrument #1995-27360.
5. Easements to Southern Natural Gas, as recorded in Deed Book 213, Page 145.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Instrument #1996-10045.
7. 30 foot building line from Fieldstone Drive; 10 foot utility easement along Northerly lot line, as shown on recorded plat.

\$131,920 .00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And said Grantor does for himself, his heirs, successors and assigns covenant with the said Grantee, his heirs, successors and assigns, that he is lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid: that he will and his successors and assigns shall warrant and defend the same Grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereof set his signature and seal, this 6th day of June, 2002.

Gwendolyn Harbowski
Witness

John Bell P.O. A
Anthony Parks
Janice Deel
Janice Parks

STATE OF ALABAMA }
JEFFERSON COUNTY }

Anthony & Janice Parks
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, ~~Judy D. Bruno, married~~ whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily as his/her/their act on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2002.

5/23/06
My Commission Expires

Notary Public

“EXHIBIT A”

20020905000425660 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
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Legal description:

Lot 365, according to the Survey of Phase II- Fieldstone Park, Third Sector, as recorded in Map Book 20, Page 35 A & B, in the Probate Office of Shelby County, Alabama.