

8641

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN

Attorneys at Law

✓ 5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

GLADYS H. SHERRER
636 MOUNTAIN LAUREL COURT
HOOVER, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY NINE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$149,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SANTA W. BLAKE, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GLADYS H. SHERRER, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 24, ACCORDING TO THE SURVEY OF DAVENPORT'S ADDITION TO RIVERCHASE WEST, SECTOR 2, AS RECORDED IN MAP BOOK 8, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 20 FOOT EASEMENT THROUGH NORTH PART OF LOT, AS SHOWN BY RECORDED MAP.
3. AGREEMENT RECORDED IN MISC. VOLUME 37, PAGE 273, MISC. VOLUME 37, PAGE 300 AND MISC. VOLUME 36, PAGE 80, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 14, PAGE 536 AND AMENDED BY MISC. VOLUME 17, PAGE 550 , IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RESTRICTIONS OR COVENANTS RECORDED IN MISC. VOLUME 34, PAGE 549; MISC. VOLUME 35, PAGE 689 AND MISC. VOLUME 36, PAGE 30, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. VOLUME 35, PAGE 683, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

7. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 127, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$75,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, SANTA W. BLAKE, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of February, 2003.


SANTA W. BLAKE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SANTA W. BLAKE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of February, 2003.


Notary Public

My commission expires: 7/11/06