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Shelby Cnty Judge of Probate, AL
03/12/2003 14:03:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

SEND TAX NOTICE TO:
Deborah Giannoni-Jackson
204 Beaver Crest Circle
Pelham, AL 35124

WARRANTY DEED

\$191,900⁰⁰

THIS INDENTURE made and entered into on this the 28th day of February, 2003 by and between **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP**, hereinafter referred to as Grantor and Deborah Giannoni-Jackson, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in had paid this date by the Grantee and other good and valuable consideration, receipt whereof being hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed and by these presents does hereby give, grant, bargain, sell, convey and confirm all of the following described lot or parcel of land situated in the County of **SHELBY**, State of Alabama, unto the said Grantee, and unto Grantee's successors and assigns:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

Ad valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2003.
~~Existing covenants and restrictions, easements, building lines, and limitations of record.~~
~~\$153,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.~~

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee, and unto the Grantee's successors and assigns, forever.

GRANTOR does hereby covenant with and represents unto said Grantee, and unto Grantee's successors and assigns that Grantor is lawfully seized in fee simple of the lot or parcel of land above described; that the same is free of all liens and encumbrances, except ad valorem taxes for the tax year 2003 and except for restrictions of record, easements and rights of way of record in the Office of the Judge of Probate of **SHELBY** County, Alabama; that Grantor has a good and lawful right to sell and convey the same as aforesaid, and that Grantor will warrant and defend the title to same unto the said Grantee, and unto Grantee's successors and assigns, forever, except as to said taxes, restrictions, easements and rights of way of record.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal on this the day and year first above written.

PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

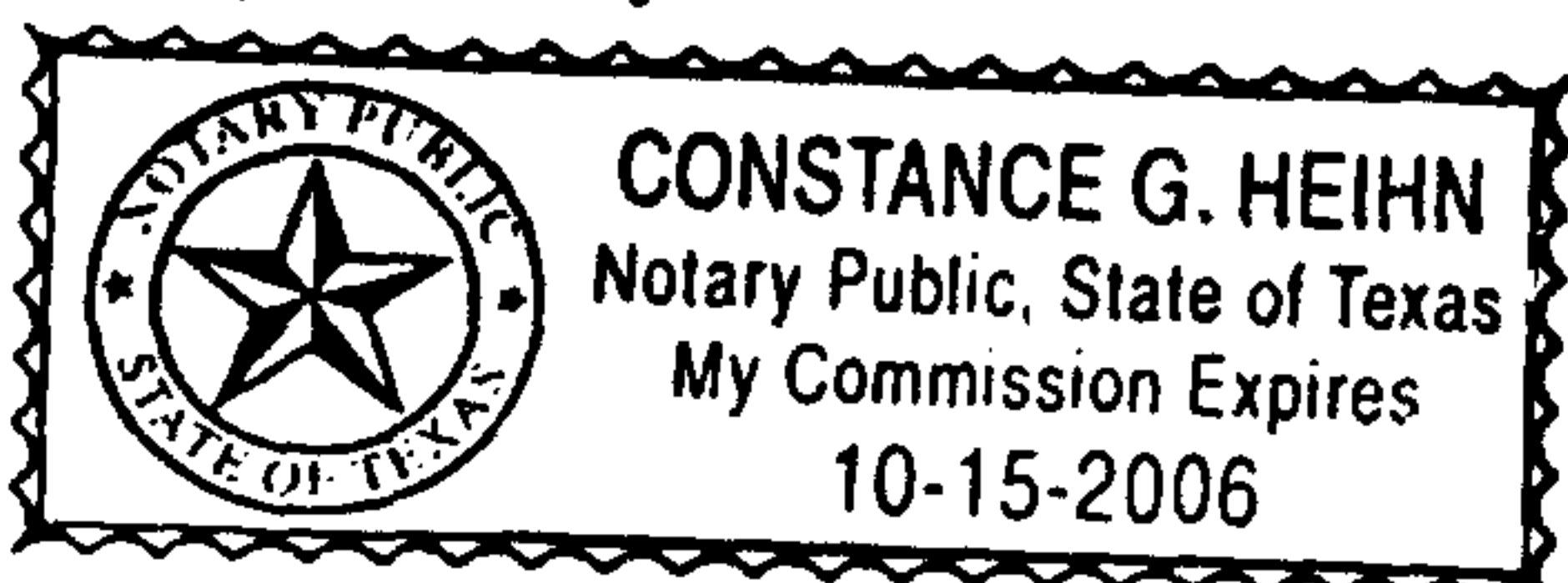
BY: PRUDENTIAL HOMES CORPORATION, ITS GENERAL PARTNER

BY: Julia Ranger
NAME: Julia Ranger
TITLE: USST Sect

STATE OF Texas
COUNTY OF Bert

This instrument was acknowledged before me on the 28th day of February, 2003, by Julia Ranger whose name as USST Sect of **PRUDENTIAL HOME CORPORATION, a New York corporation, GENERAL PARTNER of PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP**, on behalf of said partnership., acting in its capacity as General Partner of said limited partnership.

GIVEN, under my hand and official seal this the _____ day of _____, 20____.



Constance G. Heihn
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-15-2006

*is signed to the foregoing conveyance and who is known to me, acknowledged before me that she, being informed of the contents of the conveyance, she AFTER RECORD RETURN TO: as such officer and with full authority, executed the same

State of Alabama

Lot 39 and part of Lot 40, Beaver Creek Preserve Third Sector, as recorded in Map Volume 27, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama, said part of Lot 40 being more particularly described as follows:

Beginning at an existing iron rebar being the locally accepted Northeast corner of Lot 40 and run in a southeasterly direction along the east line of said Lot 40 for a distance of 47.0 feet to an existing iron rebar set by Laurer ce D. Weygand; thence turn an angle to the right of 168 degrees 25 minutes 50 seconds and run in a northwesterly direction for a distance of 49.38 feet to an existing iron rebar set by Laurence D. Weygand and being on the north line of said Lot 40 and being 10.0 feet West of the point of beginning; thence turn an angle to the right of 109 degrees 30 minutes 15 seconds and run in a northeasterly direction along the north line of said Lot 40 for a distance of 10.0 feet, more or less, to the point of beginning.

**PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP,
A DELAWARE LIMITED PARTNERSHIP**

BY:

NAME:

TITLE: