

8666

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

COYWIN A. FREDD

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of THIRTY ONE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$31,900.00) to the undersigned grantor, CUZCO, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto COYWIN A. FREDD, A SINGLE MAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 12, ACCORDING TO THE FINAL PLAT OF FOREST RIDGE, AS RECORDED IN MAP BOOK 31, PAGE 2, 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. RIGHT OF WAY TO SOUTH CENTRAL BELL TELEPHONE RECORDED IN DEED BOOK 326, PAGE 577, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN DEED BOOK 211, PAGE 611, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT RECORDED IN DEED BOOK 324, PAGE 506, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN 2003020400064610 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. 30 FOOT BUILDING LINE ON FRONT, AS SHOWN BY RECORDED MAP.
7. 35 FOOT BUILDING LINE ON FRONT AND REAR, AS SHOWN BY RECORDED MAP.
8. 10 FOOT BUILDING LINE ON SIDES, AS SHOWN BY RECORDED MAP.

\$270,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, CUZCO, LLC, by its MANAGING MEMBER, GARY L. THOMPSON who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 5th day of March, 2003.

CUZCO, LLC

By:   
GARY L. THOMPSON, MANAGING MEMBER

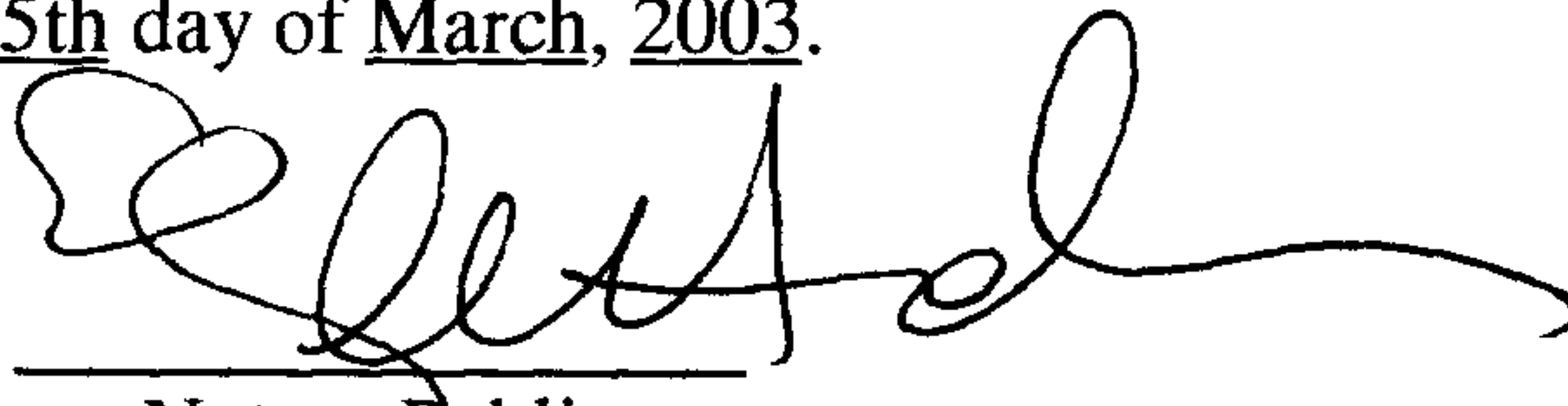
STATE OF ALABAMA)

COUNTY OF SHELBY)

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY L. THOMPSON, whose name as MANAGING MEMBER of CUZCO, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 5th day of March, 2003.

  
\_\_\_\_\_  
Notary Public

My commission expires: 6-2-05