

This instrument was prepared by:

A. VINCENT BROWN, JR.
510 North 18th Street
Bessemer, AL 35020

SEND TAX NOTICE TO:
JUDITH A. HIESTAND
2502 HAMILTON CIRCLE
PELHAM, AL 35124

FILE #403-56

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Eight Thousand and 00/100 (\$128000) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **ANN-MARIE GUARINO, AN UNMARRIED WOMAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JUDITH A. HIESTAND (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART
HEREOF, INCORPORATED HEREIN, AND MARKED EXHIBIT "A".

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. 40-foot building setback line from Hamilton Circle; 10-foot easement along rear as shown on the recorded map of said subdivision.
3. Agreement with Alabama Power Company as recorded in Misc. Book 19, Page 590.
4. Restrictions, public utility easements, and setback lines as shown on the recorded map of said subdivision.
5. Restrictions as to underground cables, as recorded in Misc. Book 19, Page 593.
6. Covenants, conditions, and restrictions as recorded in Misc. Book 19, Page 594.
7. Easements to Alabama Power Company as recorded in Deed Book 179, Page 375, and Deed Book 264, Page 28.
8. Permit to Alabama Power Company as recorded in Deed Book 306, Page 390.

\$93,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

amb

TO HAVE AND TO HOLD to the said grantee, 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, ANN-MARIE GUARINO, have hereunto set my hand and seal this 29th day of April, 2003.

Ann-Marie Guarino (SEAL)
ANN-MARIE GUARINO

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANN-MARIE GUARINO, an unmarried woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April, 2003.

[Signature]
Notary Public
My commission expires: 11-29-2003

EXHIBIT "A"

Lot 210, according to the map of Chandalar South, 5th Sector, as recorded in Map Book 6, Page 146, in the office of the Judge of Probate of Shelby County, Alabama; EXCEPT that part of said Lot 210 more particularly described as follows: Commence at the SE corner of said Lot 210, thence in a SW direction along the most Southerly line of said Lot 210 a distance of 38 feet to a point of beginning; thence continue along last described course a distance of 25 feet; thence 90° right in a NW direction a distance of 6.5 feet; thence 104°34'27" right in a SE direction a distance of 25.83 feet to the point of beginning.