

STATE OF ALABAMA }

COUNTY OF SHELBY }

WARRANTY DEED

\$185,000.00 Value

KNOW ALL MEN BY THESE PRESENTS that **LIBERTY SAVINGS BANK, FSB**, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantor by **CHUCK P'POOL and LORRIE P'POOL**, the Grantees, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor, subject to the provisions hereinafter contained, all that real property in the County of Shelby, State of Alabama, described as follows:

Lot 11, according to a Resubdivision of Lots 1 and 4, South Cove, 3rd Sector, as recorded in Map Book 21, Page 70, in the Probate Office of Shelby County, Alabama.

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantees only the interest Grantor owns therein, if any;

The total purchase price was paid from a mortgage recorded herewith.
TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees, as joint tenants during their lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor, forever.

This conveyance is made subject to:


1. Forty (40) foot building line, as shown by recorded Map.
2. Ten (10) foot easement on Northeast, as shown by recorded Map.
3. Restrictions, as to single-family (private) residence, as shown by recorded Map.
4. Well location, as shown by recorded Map.
5. Restrictions as shown by recorded Map.
6. Restrictions appearing of record in Real Property Book 352, Page 733; Real Property Book 267, Page 890; Instrument 1994-31178 and Instrument 1996-24093, in the Probate Office of Shelby County, Alabama.
7. Right of way to Shelby County, recorded in Volume 282, Page 570, in the Probate Office of Shelby County, Alabama.

8. Right of way granted to Alabama Power Company by instrument recorded in Volume 138, Page 228; Volume 138, Page 350 and Volume 169, Page 22, in the Probate Office of Shelby County, Alabama.
9. Release of Damages as recorded in Real Property Book 362, Page 59, in the Probate Office of Shelby County, Alabama.
10. Conditions recorded in Instrument 1996-27482, in the Probate Office of Shelby County, Alabama.
11. Restrictions appearing of record in Instrument 2001-13441, in the Probate Office of Shelby County, Alabama.
12. All statutory rights of redemption existing by virtue of foreclosure sale of said property held on the 11th day of December, 2002, pursuant to powers of sale contained in that certain mortgage from Gregg R. Jackson to Liberty Savings Bank, FSB recorded in Instrument No. 2001-09067 of the records in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, the said Grantor, for itself, and for its successors and assigns, hereby covenants with the said Grantees, their heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantees, and the survivor of them, and the heirs and assigns of such survivor, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the 16th day of July, 2003.

LIBERTY SAVINGS BANK, FSB

By: 
Its: Assistant Vice-President

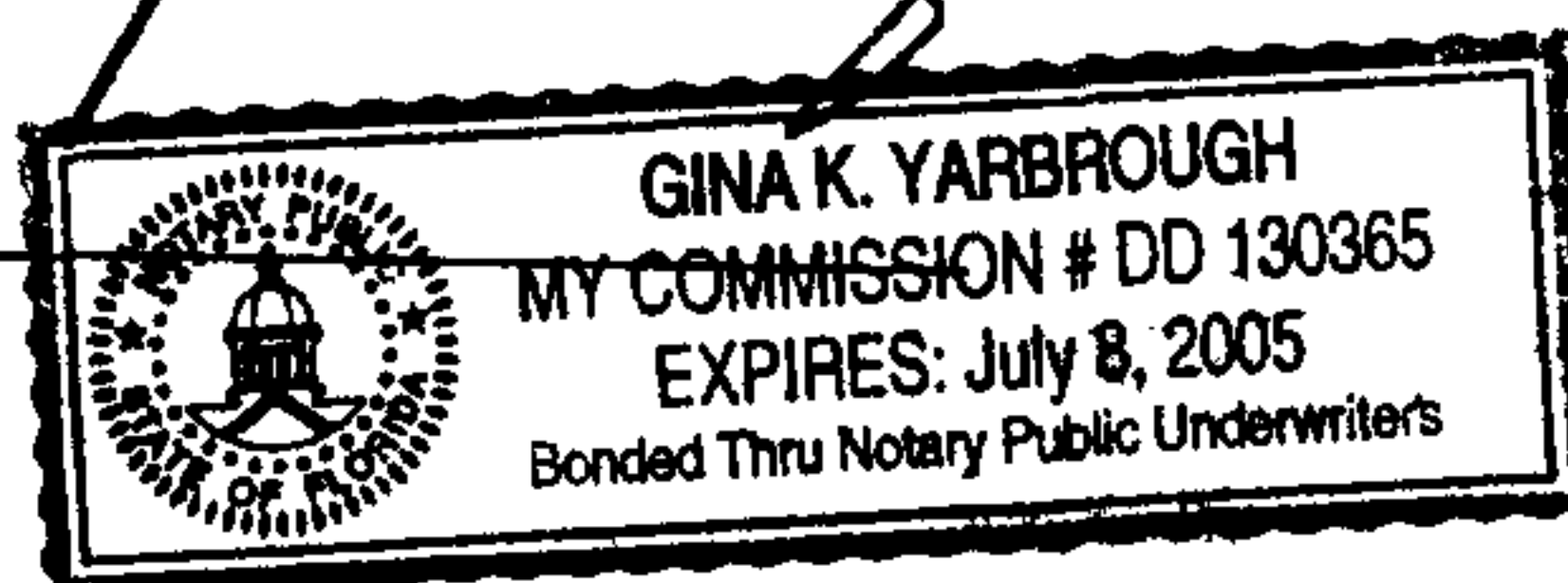
Florida
STATE OF ~~ALABAMA~~ }
COUNTY OF Duval }

I, the undersigned notary public in and for said state and county, hereby certify that Fred V. La Russa, whose name as Assistant Vice-President of LIBERTY SAVINGS BANK, FSB, 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 said conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and notarial seal on this the 15 day of July, 2003.


Notary Public

My Commission Expires:



The Grantees' address is:

2101 1ST AVE W #9
MAYLENE AL 35114

This instrument was prepared by:

WILLIAM S. MCFADDEN
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