

91694

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

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

BETTY SNYDER  
1020 6TH COURT SW  
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND and 00/100 DOLLARS (\$127,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BENJAMIN A. FORRESTER, JR. and CAROL F. FORRESTER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BETTY SNYDER, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, IN BLOCK 2, ACCORDING TO THE SURVEY OF 1<sup>ST</sup> ADDITION TO FALL ACRES AS RECORDED IN MAP BOOK 4, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

SUBJECT TO:

1. Taxes due and payable October 1, 2003.
2. Easements as shown on the recorded map.
3. Building restriction line(s) as shown on the recorded map.
4. Restrictions appearing of record in Deed Book 286, page 443, Deed Book 229, page 87 and Deed Book 236, page 230.
5. Right of way granted to Alabama Power Company recorded in Deed Book 230, page 842; Deed Book 171, page 36; Deed Book 207, page 656; Deed Book 238, page 84 and Deed Book 230, page 846.

\$72,000.00 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, BENJAMIN A. FORRESTER, JR. and CAROL F. FORRESTER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 8th day of August, 2003.

  
BENJAMIN A. FORRESTER, JR.

  
CAROL F. FORRESTER

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BENJAMIN A. FORRESTER, JR., and wife, CAROL F. FORRESTER 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 8th day of August, 2003.

  
Notary Public

My commission expires: 7/6/06