

DJ
10101

20031103000732140 Pg 1/3 43.00
Shelby Cnty Judge of Probate, AL
11/03/2003 14:10:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

TREY FENNELL
1530 TIMBER DRIVE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND DOLLARS and 00/100 (\$128,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, LARRY R. HAVERLAND and MARY ANN HAVERLAND, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TREY FENNELL, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 36, ACCORDING TO THE SURVEY OF TIMBER PARK, PHASE III, AS RECORDED IN MAP BOOK 15, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. RIGHTS OF PARITIES IN POSSESSION.
3. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTER WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
4. ANY LIEN, OR RIGHT OF LIEN, FOR SERVICES LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW NOT SHOWN BY THE PUBLIC RECORDS.
5. EASEMENTS OR CLAIMS OF EASEMENTS, THAT ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORD.
6. RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 330, PAGE 413, NOTE: THIS EXCEPTION OMITS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATION ORIGIN AS PROVIDED IN 42 U.S.C. SECTION 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE AND FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SECTION 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

7. EASEMENT(S) AS SHOWN ON RECORD MAP(S)
8. RELEASE OF DAMAGES AS RECORDED IN SHELBY REAL 344, PAGE 573.
9. AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO ELECTRICAL FACILITIES AS RECORDED IN REAL VOLUME 364, PAGE 403.
10. RIGHT OF WAY GRANTED SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN DEED BOOK 336, PAGE 226.

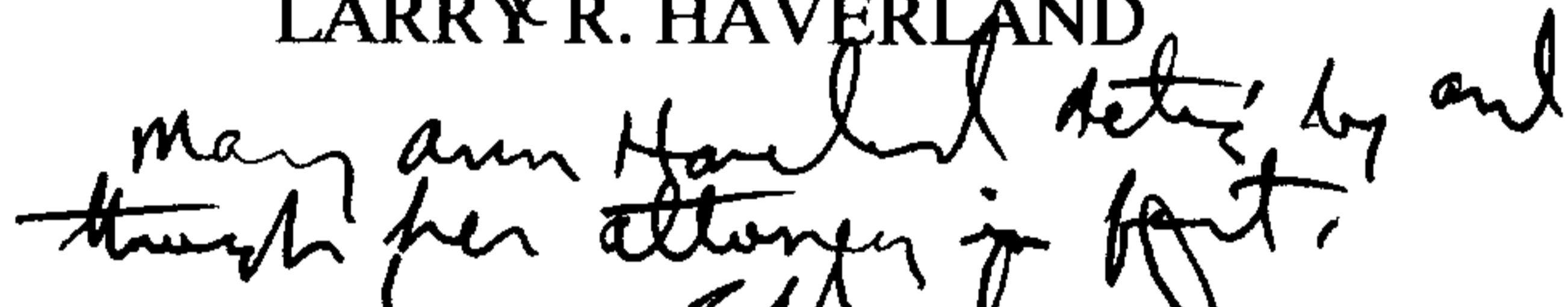
\$102,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

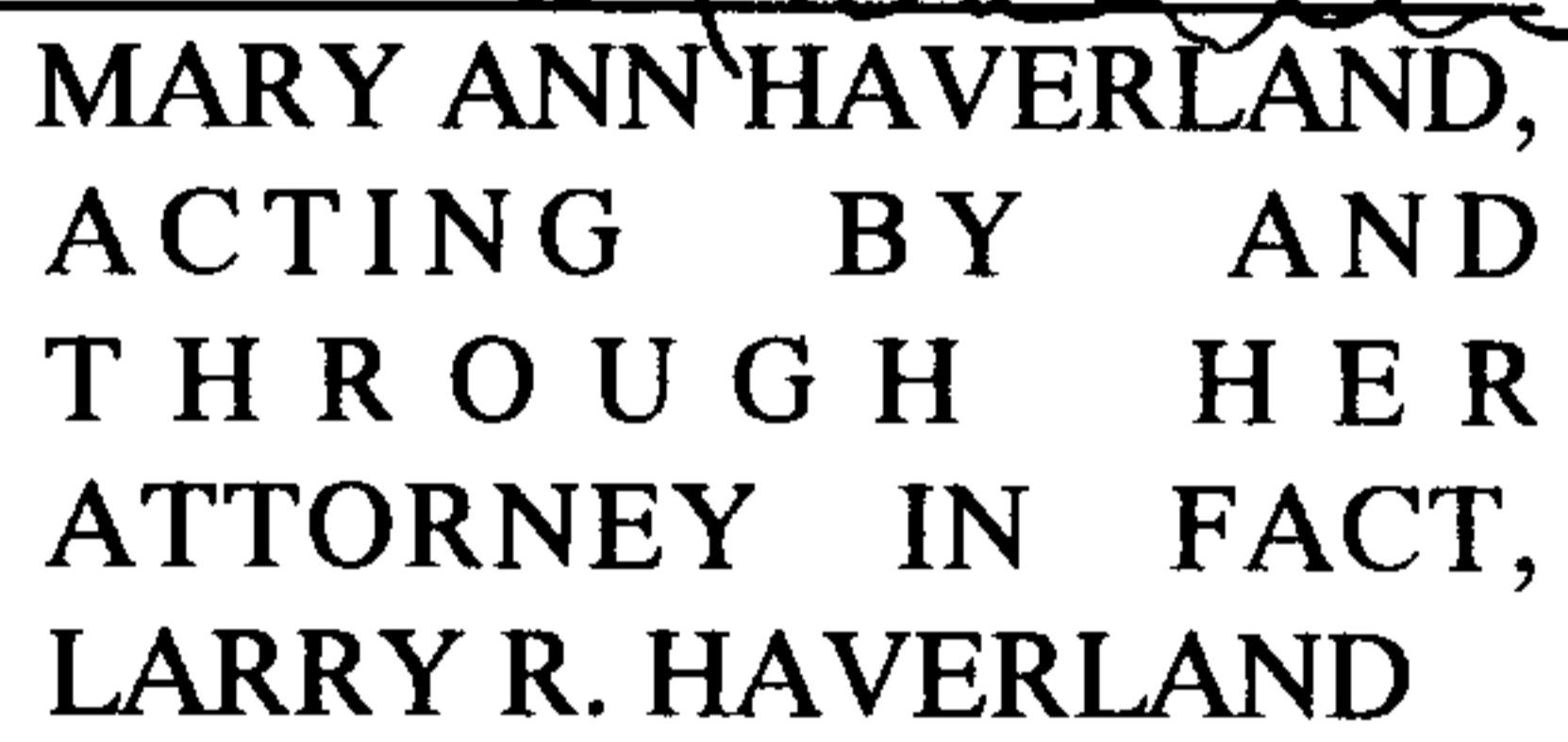
TO HAVE AND TO HOLD Unto the said GRANTEE(S), his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, LARRY R. HAVERLAND and MARY ANN HAVERLAND, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of October, 2003.


LARRY R. HAVERLAND


Mary Ann Haverland acting by and
through her attorney in fact,

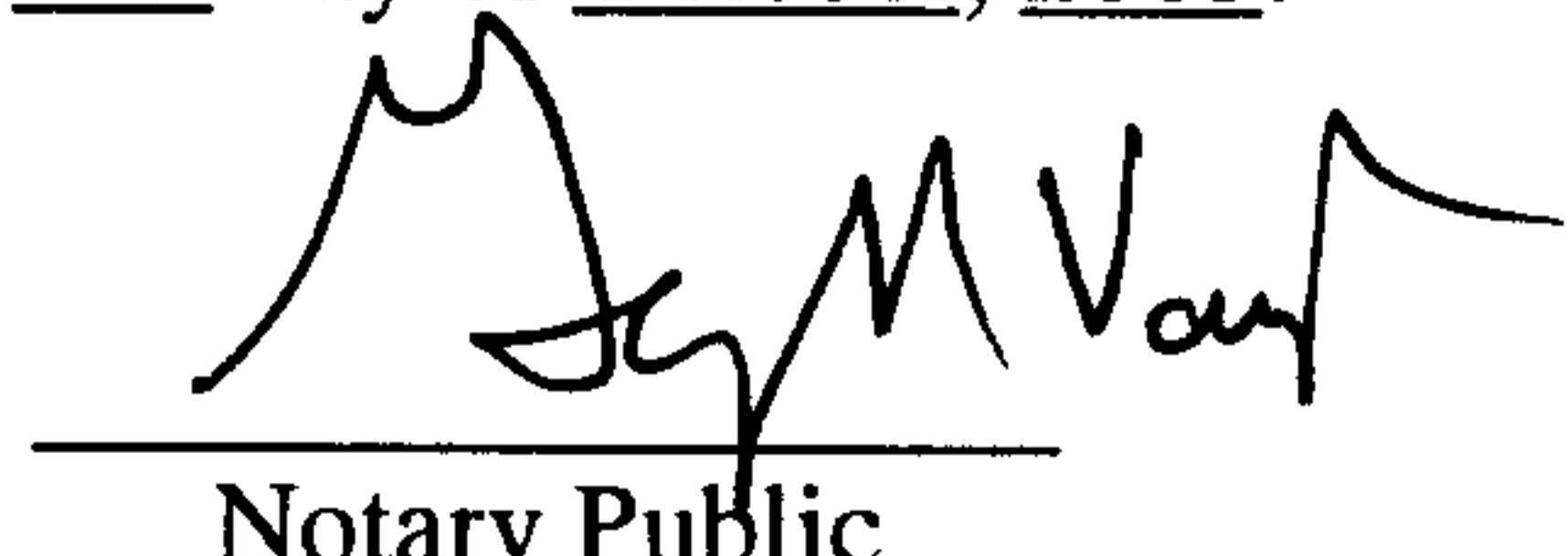

MARY ANN HAVERLAND,
ACTING BY AND
THROUGH HER
ATTORNEY IN FACT,
LARRY R. HAVERLAND

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LARRY R. HAVERLAND, 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 31st day of October, 2003.


Notary Public

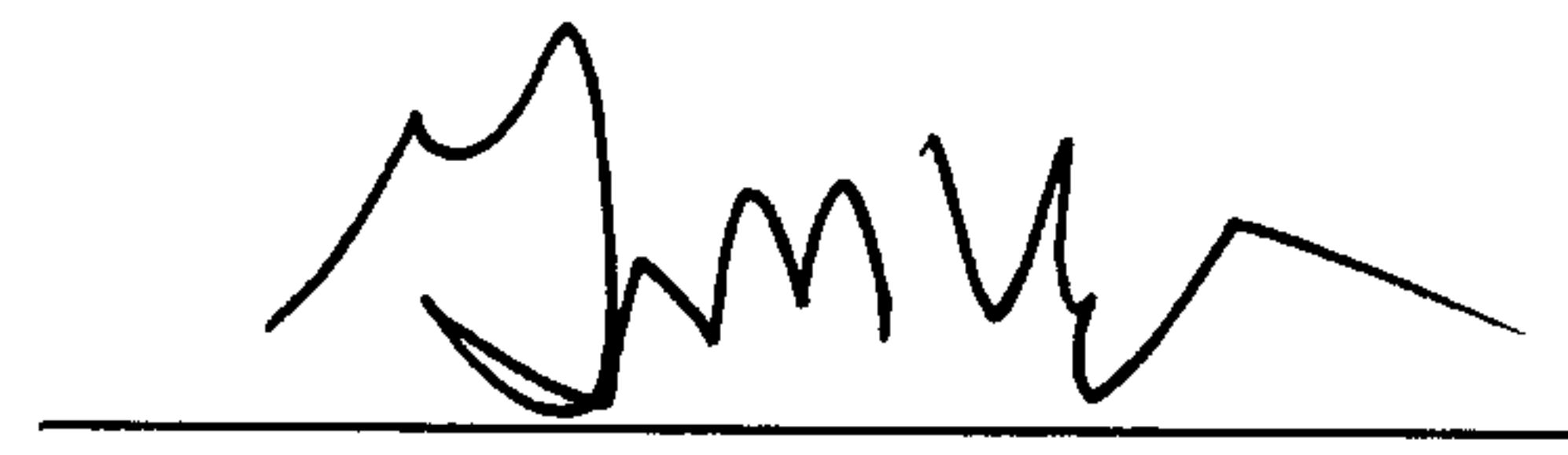
My commission expires: 9.29.06

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that LARRY R. HAVERLAND, whose name as Attorney in Fact for MARY ANN HAVERLAND, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, he, in his capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 31st DAY OF OCTOBER, 2003.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 9.29.06