

WARRANTY DEED

20040213000076800 Pg 1/2 204.00
Shelby Cnty Judge of Probate, AL
02/13/2004 12:34:00 FILED/CERTIFIED

THE STATE OF Alabama
COUNTY OF Jefferson }

189,900⁰⁰

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Michael S. Zumbahlen and Therese A. Zumbahlen A/K/A Theresa A. Zumbahlen, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential Homes Corporation

(herein referred to as GRANTEE), its heirs and assigns,

the following described real estate, situated in the County of Jefferson, State of Alabama, to-wit:

The Land referred to herein is described as follows:

State of Alabama County of Shelby

Lot 5, according to the Survey of Oak Glen, 2nd Sector, 1st Addition as recorded in Map Book 12, Page 20, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 621 Oak Glen Drive, Hoover, AL 35244, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, its heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 20th day of January 2004

Michael S. Zumbahlen (Seal)
Michael S. Zumbahlen

Therese A. Zumbahlen (Seal)
Therese A. Zumbahlen A/K/A
Theresa A. Zumbahlen

CLAYTON T. SWEENEY, ATTORNEY AT LAW

THE STATE OF Alabama }
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael S. Zumbahlen married (fill in marital status) 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, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 20th day of January, 2004.

Analee Popee Huffman (Seal)
Notary Public

THE STATE OF Alabama }
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Therese A. Zumbahlen A/K/A Theresa A. Zumbahlen married (fill in marital status) 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 seal this the 20th day of January, 2004.

Analee Popee Huffman (Seal)
Notary Public

This document prepared by: Jai Parekh, Document Services Consultant, 10010 San Pedro, Suite 800, San Antonio, TX 78216