20040503000229910 Pg 1/1 20.50
Shelby Cnty Judge of Probate,AL
05/03/2004 13:47:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF Shelby)

SEND TAX NOTICE TO:
Ann Marie Harry
1417 Oak Ridge
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY: David C. Skinner, 2700 Rogers Drive, Suite 208; Birmingham, AL 35209; (205) 871-9566. No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that John M. Mauter, a married individual, and Sherri T. Mauter, his/her spouse, (hereinafter "GRANTORS"), for and in consideration of the sum of **$185,000.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Ann Marie Harry (hereinafter "GRANTEE"), in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 5, according to the Survey of Oak Ridge, Second Sector, as recorded in Map Book 10, page 50, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

$175,750.00 of the purchase price was paid with two contemporaneous Purchase Money Mortgages; the first in the amount of $148,000.00, the second in the amount of $27,750.00.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hand and seal on April 29, 2004.

John M. Mauter

Sherri T. Mauter

STATE OF ALABAMA
COUNTY OF Shelby

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that John M. Mauter, Sherri T. Mauter, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on April 29, 2004.

NOTARY PUBLIC

WILLIAM E. PITTS
NOTARY
Comm. Expires
03 AUG 2005
PUBLIC
ALABAMA STATE AT LARGE