

\$175,000

This instrument prepared by:

Anne R. Moses

Moses & Moses, P.C.

Attorneys-at-Law

3500 Blue Lake Drive, Suite 295

Birmingham, AL 35243


(205) 967-0901

SEND TAX NOTICES TO:

Patricia M. Crank and J. Michael Mauter, Trustees

167 Southledge

Birmingham, AL 35242

  
20040701000362710 Pg 1/3 192.00  
Shelby Cnty Judge of Probate, AL  
07/01/2004 10:14:00 FILED/CERTIFIED

**THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE**

**GENERAL WARRANTY DEED**

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **JOHN N. MAUTER** and **STELLA R. MAUTER**, husband and wife (the "Grantors"), hereby remise, release, and convey to **PATRICIA M. CRANK** and **J. MICHAEL MAUTER**, as trustees of the **JOHN N. MAUTER AND STELLA R. MAUTER REVOCABLE LIVING TRUST** dated the 9 day of June, 2004 (the "Trust") ("Grantee"), pursuant to the terms of the Trust, all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 16, Township 19 South, Range 2 West, being more particularly described as follows: Commence at the SW corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section, thence east along the south line of same a distance of 710.00 feet; then 64°46' to the left in a northeasterly direction a distance of 794.30 feet to the point of beginning of tract herein described; thence continue along the last named course a distance of 175.00 feet, thence 74°52' to the left in a northwesterly direction a distance of 153.57 feet, thence 87°36' to the left in a southwesterly direction a distance of 1.26 feet to the point of a curve to the left having a central angle of 10°36' a radius of 1080.84 feet, thence along the arc of said curve a distance of 200.00 feet, thence 96°35' to the left in a southeasterly direction a distance of 191.27 feet to the point of beginning. Mineral and mining rights excepted.

The above lot is restricted to single family residential use and any residence constructed thereon must contain a minimum of 1,500 square feet of finished floor space.

This conveyance is subject to the following:

1. Taxes for the year 2004.
2. Transmission line permits in favor of Alabama Power Company recorded in Book 129, page 564, and Book 179, page 367, in the Probate Office of Shelby County, Alabama.
3. Right of way in favor of Shelby County, recorded in Book 177, page 34, in said Probate Office.

The property is the homestead property of Grantors.

TO HAVE AND TO HOLD to the Grantee forever.

The Grantors do for themselves, their respective heirs, personal representatives and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that Grantors have a good right to sell and convey the same as aforesaid, and that Grantors will, and their respective heirs, personal representatives and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

Given under the Grantor's hand and seal, this 9~~th~~ day of June, 2004

John N. Mauter  
JOHN N. MAUTER

Stella R. Mauter  
STELLA R. MAUTER

STATE OF ALABAMA

)

)

JEFFERSON COUNTY

)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOHN N. MAUTER** and **STELLA R. MAUTER**, husband and wife, each of whose names is signed to the foregoing conveyance, and each of whom is known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, he and she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9<sup>th</sup> day of June 2004

*Liana Boyd*  
Notary Public

MY COMMISSION EXPIRES AUGUST 14, 2007

My commission expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

Anne R. Moses,  
Moses & Moses, P.C.  
Attorneys at Law  
3500 Blue Lake Drive, Suite 295  
Birmingham, Alabama 35243  
(205) 967-0901