



20040709000378940 Pg 1/3 57.00
 Shelby Cnty Judge of Probate, AL
 07/09/2004 08:51:00 FILED/CERTIFIED

FRS File No.: 402186

Customer File No.: 36647

WARRANTY DEED

THE STATE OF Alabama
 COUNTY OF Shelby

}

(\$199,500.00)
 One Hundred Ninety-nine
 /Thousand, Five Hundred and

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 GRANTEES herein, the receipt of which is hereby acknowledged, Everett L. Wright, Jr. and Suzanna B. Wright, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

B. Matthew Bennett

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

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

Lot 550A, according to a Resurvey of Lots 550 and 551 Grande View Estates Givianpour Addition to Alabaster 5th Addition, as recorded in Map Book 27, page 79, in the Probate Office of Shelby County, Alabama. Subject to current taxes, easements and restrictions of record.


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 320 Lane Park Trail, Maylene, AL 35114, 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, his heirs and assigns, forever.
 \$ 159,600.00 of the purchase price recited above was
 paid from a mortgage loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, his 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, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his 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 24th day of June, 2004, _____.


 (Seal)
Everett L. Wright, Jr.


 (Seal)
Suzanna B. Wright

THE STATE OF North Carolina }
COUNTY OF Iredell

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Everett L. Wright, Jr. 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, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 1 day of June, 2004.


 (Seal)
Notary Public



My Commission Expires February 7, 2009

THE STATE OF North Carolina }
COUNTY OF Iredell

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Suzanna B. Wright 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, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 1 day of June, 2004.

 (Seal)
Notary Public


My Commission Expires February 7, 2009

This document prepared by: Jason Benzinger, Account Specialist, 10125 Crosstown Circle, Suite 380,
Eden Prairie, MN 55344

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