

SEND TAX NOTICE TO:


(Name) Nancy L. Messina
1319 Applegate Drive
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Patricia K. Martin, P.C.
2090 Columbiana Road, Suite 3200
(Address) Birmingham, AL 35216

Form 1-1-27 Rev. 2-00

WARRANTY DEED- MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA


20040908000499600 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
09/08/2004 08:56:00 FILED/CERTIFIED

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Eight Thousand Two Hundred and NO/100-(\$78,200.00)--Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Judy Ping, as Attorney in Fact for Eric C. Barton, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Nancy L. Messina

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 99, according to a Resurvey of Lots 1 through 64 and 89 through 104 and A through C Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$ 62,560.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$ 15,640.00 of the above recited purchase price was paid from the proceeds of a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st
day of August, 20 04

_____(Seal)
_____(Seal)
_____(Seal)

Eric C. Barton, by and through
his atty in fact, Judy Ping _____(Seal)
Eric C. Barton, by and through
his Attorney in Fact, Judy Ping _____(Seal)
_____(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy Ping, as Attorney in Fact for Eric C. Barton, an unmarried man 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 in her capacity as* executed the same voluntarily on the day the same bears date. *said Attorney in Fact and with full authority

Given under my hand and official seal this 31st day of August A. D., 20 04
Patricia K. Martin
Notary Public.