

11820

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

IDA MAE TUCKER  
116 PARK PLACE CIRCLE  
ALABASTER, ALABAMA 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED TWELVE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$112,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, TAMMY R. RICHARDSON, AN UNMARRIED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto IDA MAE TUCKER, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

**Lot 12, according to the Survey of Park Place, Third Addition, as recorded in Map Book 17, Page 83, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
3. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL, MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
4. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND SET BACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
5. PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 126, PAGE 172 AND DEED BOOK 333, PAGE 385.
6. EASEMENTS TO PLANTATION PIPE LINE AS RECORDED IN DEED BOOK 210, PAGE 150 AND REAL BOOK 195, PAGE 649.
7. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 216, PAGE

584.

- 8. EASEMENT TO AMERICAN TELEPHONE COMPANY AS RECORDED IN REAL BOOK 194, PAGE 332.
- 9. EASEMENT TO ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES AS RECORDED IN INST. # 1993-24580.
- 10. COVENANTS, CONDITIONS, AND RESTRICTIONS (PROVISIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN ARE OMITTED) AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN INST. #1993-24491 AND INST. # 1993-24580.
- 11. OIL, GAS AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.

\$90,320.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, TAMMY R. RICHARDSON, AN UNMARRIED WOMAN, have hereunto set his, her or their signature(s) and seal(s), this the 10th day of December, 2004.

  
 TAMMY R. RICHARDSON

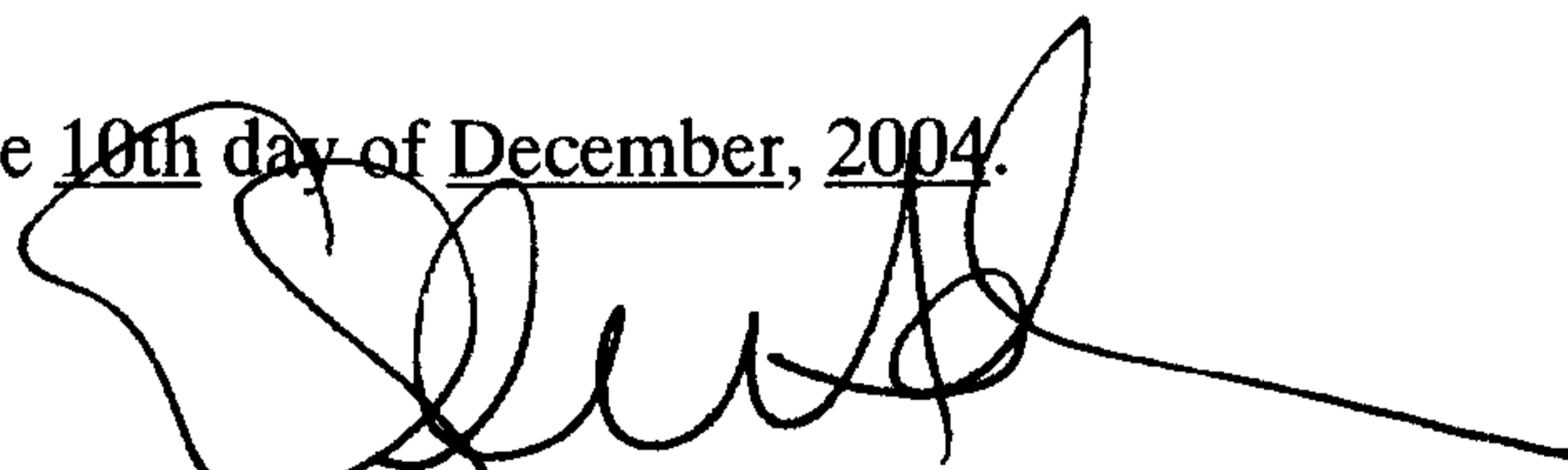
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STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TAMMY R. RICHARDSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of December, 2004.

  
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 Notary Public

My commission expires: 10.2.05