



20050207000060380 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
02/07/2005 11:47:00 FILED/CERTIFIED

Send tax notice to:

Joseph A. Eaton

Mandy Howe Eaton

5948 Forest Lakes Cove

Chelsea, AL 35043

This instrument prepared by:

Stewart & Associates,

3595 Grandview Pkwy, #350

Birmingham, Alabama 35243

BHMO50016

STATE OF ALABAMA

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty Nine Thousand Four Hundred and 00/100 Dollars (\$139,400.00) in hand paid to the undersigned, American Homes and Land Corporation (hereinafter referred to as "Grantor") by Joseph A. Eaton and Mandy Howe Eaton, Husband and Wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 290, according to the survey of Forest Lakes, Sector 4, as recorded in Map Book 33 at Page 25A, B, & C, in the Office of the Judge of Probate Court of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$142,397.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, American Homes and Land Corporation by Charles D. Stewart, Jr. its Agent, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 2nd day of February, 2005.

By: 

American Homes and Land Corporation  
ITS Agent

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles D. Stewart, Jr. whose name as Agent of American Homes and Land Corporation is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 2nd day of February, 2005.



  
Notary Public

Print Name: Kimberly D. Hawkins

Commission Expires: 1/8/7