

10502-2291
SCA



20050209000065010 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
02/09/2005 10:32:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

Jon M. Turner, Jr.
TURNER & ASSOCIATES, LLC
Attorneys at Law
2101 Highland Avenue, Suite 200
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

BETH MARIE WEISENBURGER
121 SHORE LINE WAY
CHELSEA, ALABAMA 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of **THREE HUNDRED FIFTY EIGHT THOUSAND SEVEN HUNDRED NINETY FIVE AND NO/100 (\$358,795.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **OLD TRADITIONAL HOMES, INC.**, a corporation (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **BETH MARIE WEISENBURGER**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 113, ACCORDING TO THE FINAL PLAT OF LAKEWOOD, PHASE 1, AS RECORDED IN MAP BOOK 33, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2004, which constitutes a lien, but are not yet due and payable until October 1, 2005.
2. All easements, restrictions, covenants and right of ways of record.

\$358,795.00 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 GRANTOR, **OLD TRADITIONAL HOMES, INC.**, by its **PRESIDENT, RICHARD C. AMBERSON**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the **2ND** day of **FEBRUARY, 2005**.

OLD TRADITIONAL HOMES, INC.

By: 
RICHARD C. AMBERSON, PRESIDENT

STATE OF ALABAMA)
COUNTY OF **JEFFERSON**)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **RICHARD C. AMERBSON**, whose name as **PRESIDENT** of **OLD TRADITIONAL HOMES, INC.**, a corporation, 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, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the **2ND** day of **FEBRUARY, 2005**.


Notary Public

My commission expires: 04/23/08