

Send tax notice to:
JACKELYN VARDAMAN
1185 FOEST LAKES WAY
CHELSEA, AL 35043

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243
Btm 0501228

STATE OF ALABAMA
COUNTY SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty Nine Thousand Four Hundred Seventy Five and 00/100 Dollars (\$149,475.00) in hand paid to the undersigned, American Homes and Land Corporation, an Alabama Corporation (hereinafter referred to as "Grantor") by JACKELYN VARDAMAN (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 306, 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, 2005 AND THEREAFTER.


\$119,580.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, AMERICAN HOMES AND LAND CORPORATION, an Alabama Corporation by ANGIE PHILLIPS its AGENT who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 9th day of FEBRUARY, 2005.

AMERICAN HOMES AND LAND CORPORATION

By: 
ANGIE PHILLIPS
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 ANGIE PHILLIPS, whose name as its AGENT of AMERICAN HOMES AND LAND CORPORATION, an Alabama 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, she/he executed the same voluntarily and as the act of said corporation.


Given under my hand and official seal this the 9TH day of FEBRUARY, 2005



Notary Public

Print Name:

Commission Expires:


Kimberly D. Hawkins
1/8/07