

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:

Timothy Alan Bridges

6972 Pannell Road
Trussville, AL 35173

STATE OF ALABAMA)
SHELBY COUNTY)

\$30,000

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to **FAYE BRIDGES**, also known as **Faye Fowler Bridges**, an unmarried woman (hereafter referred to as the "Grantor"), in hand paid by **TIMOTHY ALAN BRIDGES**, a married man (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

**FWLER LAKE ESTATES LOTS 13 AND 16, SHELBY COUNTY, ALABAMA,
AS RECORDED IN MAP BOOK 3, PAGE 148, IN THE OFFICE OF THE JUDGE
OF PROBATE OF SHELBY COUNTY, ALABAMA.**

This conveyance is made subject to the following:

1. 2005 ad valorem taxes, a lien due and payable October 1, 2005.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, declarations, set-back lines, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama; and any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, encroachments, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD to the said Grantee, and to the heirs, successors and assigns of the Grantee in fee simple forever.

NOTE: The property herein conveyed is a part of the property conveyed to Grantor by that certain Bank Trustee's Deed dated September 29, 1986, and recorded on October 24, 1986, in Book 97, Page 106, in the Probate Office of Shelby County, Alabama.

NOTE: The property conveyed is not a part of the homestead of the Grantor.

Shelby County, AL 06/30/2005
State of Alabama

Deed Tax: \$30.00

IN WITNESS WHEREOF, the Grantor has executed this instrument effective as of the 9
day of June, 2005.

GRANTOR:

Faye Bridges
FAYE BRIDGES

STATE OF ALABAMA)
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Faye Bridges, 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 executed the same voluntarily as of the day the same bears date.

Given under my hand and official seal this 9 day of June, 2005.

{ SEAL }

Roselyn D Wolventon
Notary Public
My Commission Expires: 7-1-2008

This instrument prepared by:
Joseph S. Bluestein, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727


20050630000326920 2/2 \$44.00
Shelby Cnty Judge of Probate, AL
06/30/2005 01:47:12PM FILED/CERT