20050718000355930 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 07/18/2005 09:11:56AM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
300 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Kristine E. Williams
1406 Applegate Drive
Alabaster, Alabama 35007

## WARRANTY DEED

STATE OF ALABAMA	)	
	•	
SHELBY COUNTY	)	KNOW ALL MEN BY THESE PRESENTS

That in consideration of Eighty Four Thousand Five Hundred Seventy and 00/100 Dollars (\$84,570.00) to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

## Muhammad Z. Shaikh and his wife Nasreen Z. Shaikh

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

## Kristine E. Williams

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

## See Attached Exhibit "A" Hereto and Incorporated Herein

\$84,570.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2005 ad valorem taxes not yet due and payable;

(2) all mineral and mining rights not owned by the Grantors; and

(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

(Seal)

IN WITNESS WHEREOF, we have set our hands and seals, this 30th day of June, 2005.

Muhammad Z. Shaikh

Mamm

JEFFERSON COUNTY)

STATE OF ALABAMA

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Muhammad Z. Shaikh and Nasreen Z. Shaikh whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2005.

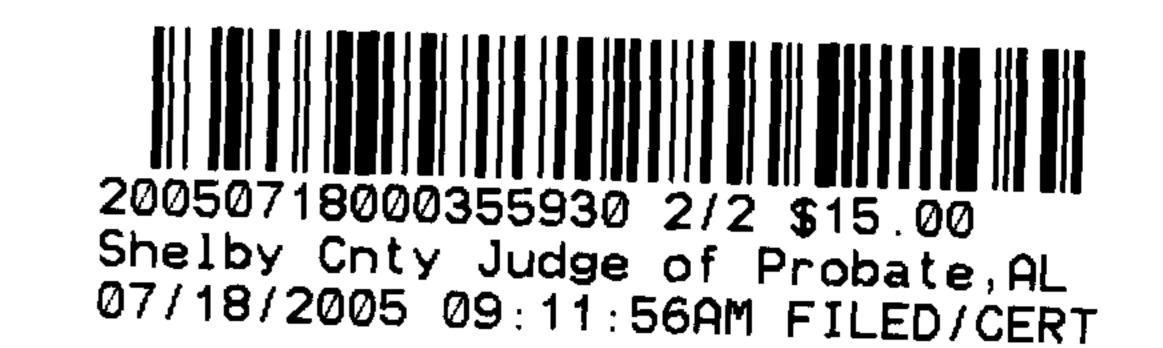
Notary Public: David P. Condon My Commission Expires: 2-12-06

100

Naren Z Shills

Nasreen Z. Shaikh

(Seal)



Lot 24, according to the Resurvey of Lots 1 through 64, 89 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, Page 25 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, together with all of the rights, privileges and easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. by deed recorded in Real 65, Page 201 in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse, as recorded in Real 63, Page 634 in said Probate Office; being situated in Shelby County, Alabama.