12988

20050811000413940 1/3 $34.00
Shelby Cnty Judge of Probate,AL
08/11/2005 03:35:34PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
Five Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

LINDA H. MALONE
305 MISTY WATER DRIVE
COLUMBIANA, AL 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED DOLLARS and 00/100 ($332,500.00) DOLLARS to the undersigned grantor, FIRST FEDERAL OF THE SOUTH, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto LINDA H. MALONE, (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY RECORDED IN DEED 167 PAGE 399 AND DEED 227, PAGE 700 IN THE PROBATE OFFICE SHELBY COUNTY, ALABAMA.

3. EASEMENT TO SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 312, PAGE 459 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

4. THE RIGHTS OF UPSTREAM AND DOWNSTREAM RIPARIAN OWNERS WITH RESPECT TO ANY BODY OF WATER WHICH MAY LIE ADJACENT TO AND/OR TRAVERSING THROUGH SUBJECT PROPERTY.

5. EASEMENT RECORDED IN DEED 294, PAGE 64 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

6. ALL RIGHTS OF REDEMPTION IN FAVOR OF ANY AND ALL PARTIES ENTITLED TO REDEEM SUBJECT PROPERTY FROM THAT CERTAIN MORTGAGE FORECLOSURE SALE EVIDENCED BY FORECLOSURE DEED RECORDED IN INSTRUMENT 20050314000114510 UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF ALABAMA AND/OR UNDER THE UNITED STATES OF AMERICA.

$315,850.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE her/his heirs and assigns, forever.

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IN WITNESS WHEREOF, the said CECIL A. TURNIPSEED AS Vice President OF FIRST FEDERAL OF THE SOUTH, has hereunto subscribed her name on this the 28th day of July, 2005.

FIRST FEDERAL OF THE SOUTH

CECIL A. TURNIPSEED, Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CECIL A. TURNIPSEED, whose name as Vice President of FIRST FEDERAL OF THE SOUTH, an Alabama Limited Liability Company, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 28th day of July, 2005.

Notary Public

ROBERT S. PADEN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

My commission expires: 7/14/06

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Property described herein being parts of the NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

PARCEL A:

Begin at the NE corner of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 0°13'56" West along the East line of said 1/4 1/4 section a distance of 379.40 feet; thence North 64°38'53" West a distance of 368.84 feet; thence North 0°30'27" East a distance of 335.49 feet; thence North 89°3'56" East a distance of 331.91 feet to the point of beginning.

PARCEL B:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 0°13'56" West along the East line of said 1/4 1/4 section a distance of 379.40 feet to the point of beginning; thence continue along the last described course a distance of 333.99 feet; thence North 83°26'43" West a distance of 440.30 feet; thence North 32°10'13" East a distance of 193.44 feet; thence North 0°30'27" East a distance of 277.92 feet; thence South 64°38'53" East a distance of 368.84 feet to the point of beginning. According to the survey of Rodney Shiflett, dated 2-26-2003. A non-exclusive easement for recreational purposes only in, on and over that body of water abutting the herein described property and being further described as follows; a lake located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 1 West. Also a non-exclusive easement for ingress and egress more particularly described as follows: From the Northeast corner of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West and run southerly along the east boundary of said 1/4 1/4 section of 713.48 feet to the point of beginning of a 20 foot easement; thence continue Southerly along last said course 354.52 feet to the east side of said 20 foot easement; thence run an angle of 83°48' to the right and run Westerly along the South side of a 20 foot easement to the East boundary line of Shelby County Highway No. 447. The above described land being an easement 20 feet in width for the purpose of a roadway for ingress and egress.

Shelby County, AL 08/11/2005
State of Alabama

Deed Tax:$17.00