20050812000415740 1/3 $41.00
Shelby Cnty Judge of Probate,AL
08/12/2005 02:11:22PM FILED/CERT

Shelby County, AL 08/12/2005
State of Alabama

Deed Tax:$24.00

This instrument was prepared by:

A. VINCENT BROWN, JR.
510 North 18th Street
Bessemer, AL 35020

FILE #**0605-33**

SEND TAX NOTICE TO:
Judy Gwin
1731 Southpointe Drive
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty-Four Thousand and 00/100 ($284000)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Wright Homes, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Judy Gwin** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Jefferson** County, Alabama to-wit:

LOT 1, ACCORDING TO THE SURVEY OF SOUTHPOINT, EIGHTH SECTOR, FIRST ADDITION, AS RECORDED IN MAP BOOK 33, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. Subject to all exceptions shown on Exhibit "A" of this deed.

$**260000** of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, **Wright Homes, Inc.**, have hereunto set my hand(s) and seal(s) this **30th** day of **June, 2005**.

_____(SEAL)
Wright Homes, Inc.

20050812000415740 2/3 $41.00
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STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard Wright, president of Wright Homes, Inc.** whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY does have the authority under said Articles of Incorporation to executed the same voluntarily on the day the same bears date.

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

A. VINCENT BROWN, JR. NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My commission expires: 11-28-2007

Exhibit "A"

Stewart Title Guaranty Company

20050812000415740 3/3 $41.00
Shelby Cnty Judge of Probate, AL
08/12/2005 02:11:22PM FILED/CERT

ALTA COMMITMENT

Agent's File Number: 4034 **Commitment Number: 041007074BAO**

Schedule B-II

EXCEPTIONS

Part II. Schedule B of the policy or policies to be issued will contain exception to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public record of attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claim of parties in possession not shown by the public records.
3. Easements, or claim of easements, not shown by the public records.
4. Any liens, or right to a lien, for services, labor or material hereto or hereafter furnished, imposed by law and not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.

Special Exceptions:

6. The lien of Ad Valorem taxes for the year 2005 are a lien but neither due nor payable until 1 October, 2005.
7. Municipal improvements assessments and fire district dues against subject property, if any.
8. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
9. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 20040518000261330 in the Probate Office of Shelby County, Alabama.
10. 35 foot building line on front of subject property and 15 foot easement on rear as shown on recorded map.