

13327

20051011000529840 1/2 \$320.00
Shelby Cnty Judge of Probate, AL
10/11/2005 02:28:09PM FILED/CERT

Shelby County, AL 10/11/2005
State of Alabama

Deed Tax: \$306.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

BRYAN MCCLELLAND
3603 STRATFORD LANE
HOOVER, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED SIX THOUSAND DOLLARS and 00/100 (\$306,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MARCIA C. MONTGOMERY, UNMARRIED (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRYAN MCCLELLAND, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 34, according to the Survey of Meadowbrook, Fifth Sector-First Phase, as recorded in Map Book 8, Page 109, in the Probate Office of Shelby County, Alabama.

\$0.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. 35 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. 15 FOOT EASEMENT ON NORTHEAST SIDE OF LOT AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 50, PAGE 828 AND MISC. VOLUME 50, PAGE 948.
5. AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO UNDERGROUND RESIDENTIAL DISTRIBUTIONS SYSTEM AS RECORDED IN MISC. VOLUME 52, PAGE 193.
6. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN MISC. VOLUME 52, PAGE 197.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 349, PAGE 802.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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 the said GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MARCIA C. MONTGOMERY, UNMARRIED, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of September, 2005.

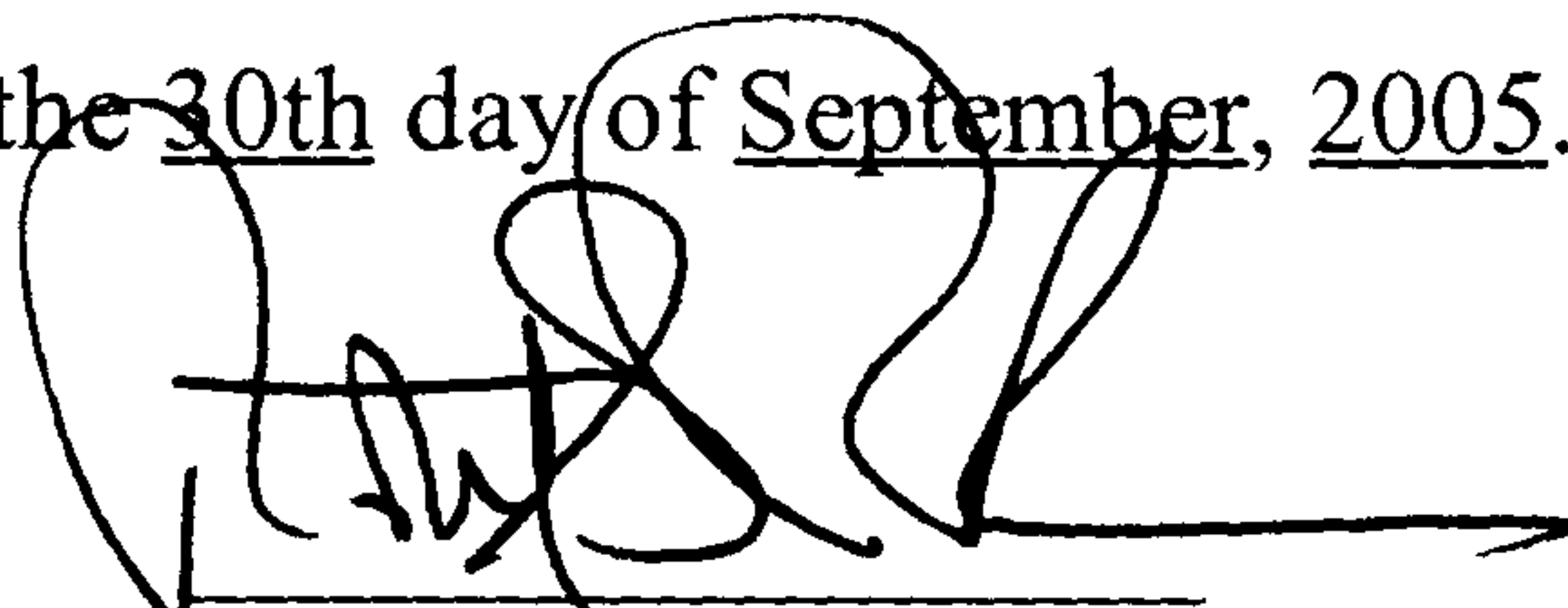

MARCIA C. MONTGOMERY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARCIA C. MONTGOMERY, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of September, 2005.


Notary Public

My commission expires: 7/1/06

