

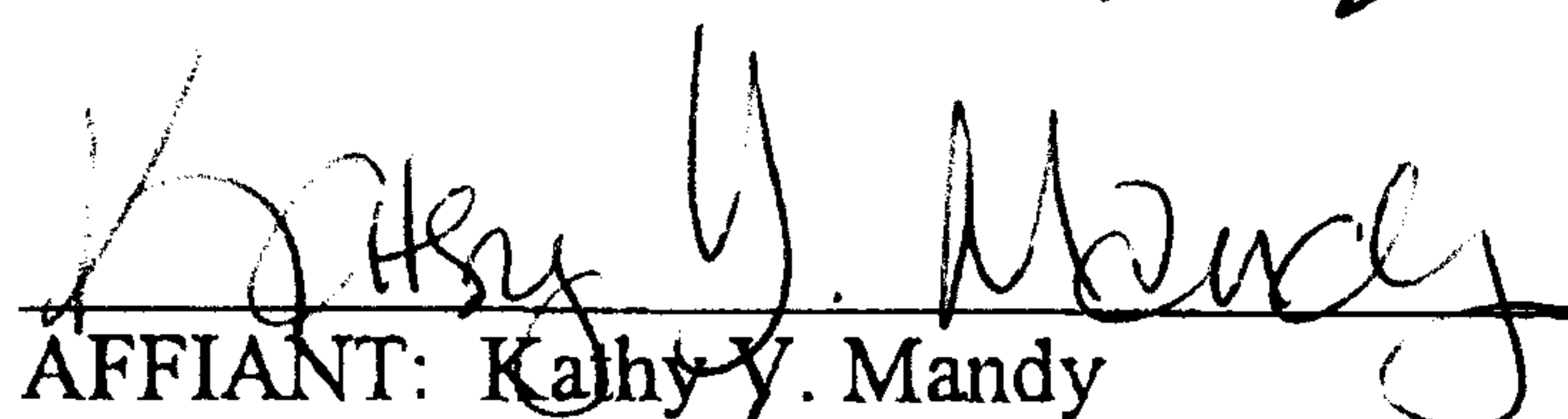
20051020000546880 1/3 \$17.00
Shelby Cnty Judge of Probate, AL
10/20/2005 02:05:54PM FILED/CERT

AFFIDAVIT**STATE OF ALABAMA****COUNTY OF SHELBY**

Before me, the undersigned, personally appeared Donald E. Mandy and Kathy V. Mandy, who after first being duly sworn, deposes and says the following:

1. We are over nineteen years (19) years of age;
2. The attached Warranty Deed dated August 19, 2004, and recorded in Instrument #20040826000479450 was recorded in lieu of a foreclosure deed. This Affidavit is to cure a break in the Chain of Title. We, (Mr. and Mr. Donald Mandy) acquired title via a Warranty Deed dated June 4, 1985, and recorded June 7, 1985 in Book 29, Page 740, in the Probate Office of Shelby County, Alabama. Mr. and Mrs. Mandy have continuously remained the owners of record from June 4, 1985.


AFFIANT: Donald E. Mandy


AFFIANT: Kathy V. Mandy

STATE OF ALABAMA
COUNTY OF SHELBY

Sworn to and subscribed before me this 20th day of October, 2005.


NOTARY PUBLIC

My Commission Expires: Nov 30, 2008

*AFFIDAVIT
ITEM 2*

20040826000479450 Pg 1/2 141.00
Shelby Cnty Judge of Probate, AL
08/26/2004 13:29:00 FILED/CERTIFIED

Send Tax Notice To:

Donald E. Mandy and Kathy Y. Mandy
4980 Caldwell Mill Lane
Birmingham, AL 35243

This instrument was prepared by:

James W. Fuhrmeister
ALLISON, MAY, ALVIS,
FUHRMEISTER & KIMBROUGH, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

20051020000546880 2/3 \$17.00
Shelby Cnty Judge of Probate, AL
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STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **One Hundred Twenty-Six Thousand Seven Hundred Twelve and 09/100 Dollars (\$126,712.09)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **N. N., LLC, a limited liability company** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Donald E. Mandy and Kathy Y. Mandy, husband and wife** (herein referred to as Grantees), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 4, according to the Survey of Old Mill Trace, as recorded in Map Book 7, Page 99 A&B, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, this 19th day of August, 2004.

N. N., LLC, a limited liability company

By: _____

Rudy James

Its: _____

Operating Manager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rudy James, whose name as Operating Manager of N. N., LLC, a 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 and with full authority, he executed the same voluntarily on the date the same bears date as the act of said company.

Given under my hand and official seal, this 19th day of August, 2004.

Notary Public _____

My commission expires: _____

5/21/07