

13867

20060202000055300 1/2 \$34.00  
Shelby Cnty Judge of Probate, AL  
02/02/2006 02:14:04PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

PADEN & PADEN  
5 Riverchase Ridge  
Birmingham, Alabama 35244

BROOK B. NICHOLS  
320 STONECREEK CIRCLE  
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED NINETY TWO THOUSAND FOUR HUNDRED DOLLARS and 00/100 (\$192,400.00) to the undersigned grantor, AMERICAN HOMES AND LAND CORPORATION an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto BROOK B. NICHOLS, AN UNMARRIED MAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1526 ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2<sup>ND</sup> ADDITION, PHASE FOUR AS RECORDED IN MAP BOOK 33 AT PAGE 131 IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. SUBJECT TO MATTERS AS SHOWN ON RECORDED MAP BOOK 33 AT PAGE 131.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #20040813000455170.
4. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT NO. 20040629000354650.

\$172,800.00 of the consideration herein derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

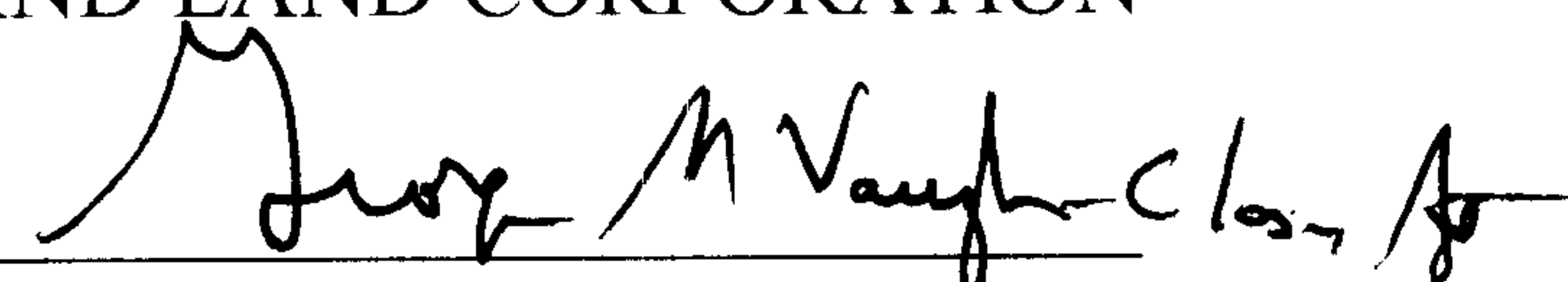
And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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.



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IN WITNESS WHEREOF, the said GRANTOR, AMERICAN HOMES AND LAND CORPORATION, by its CLOSING AGENT, GEORGE M. VAUGHN who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 27th day of January, 2006.

AMERICAN HOMES AND LAND CORPORATION

By:   
GEORGE M. VAUGHN, CLOSING AGENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

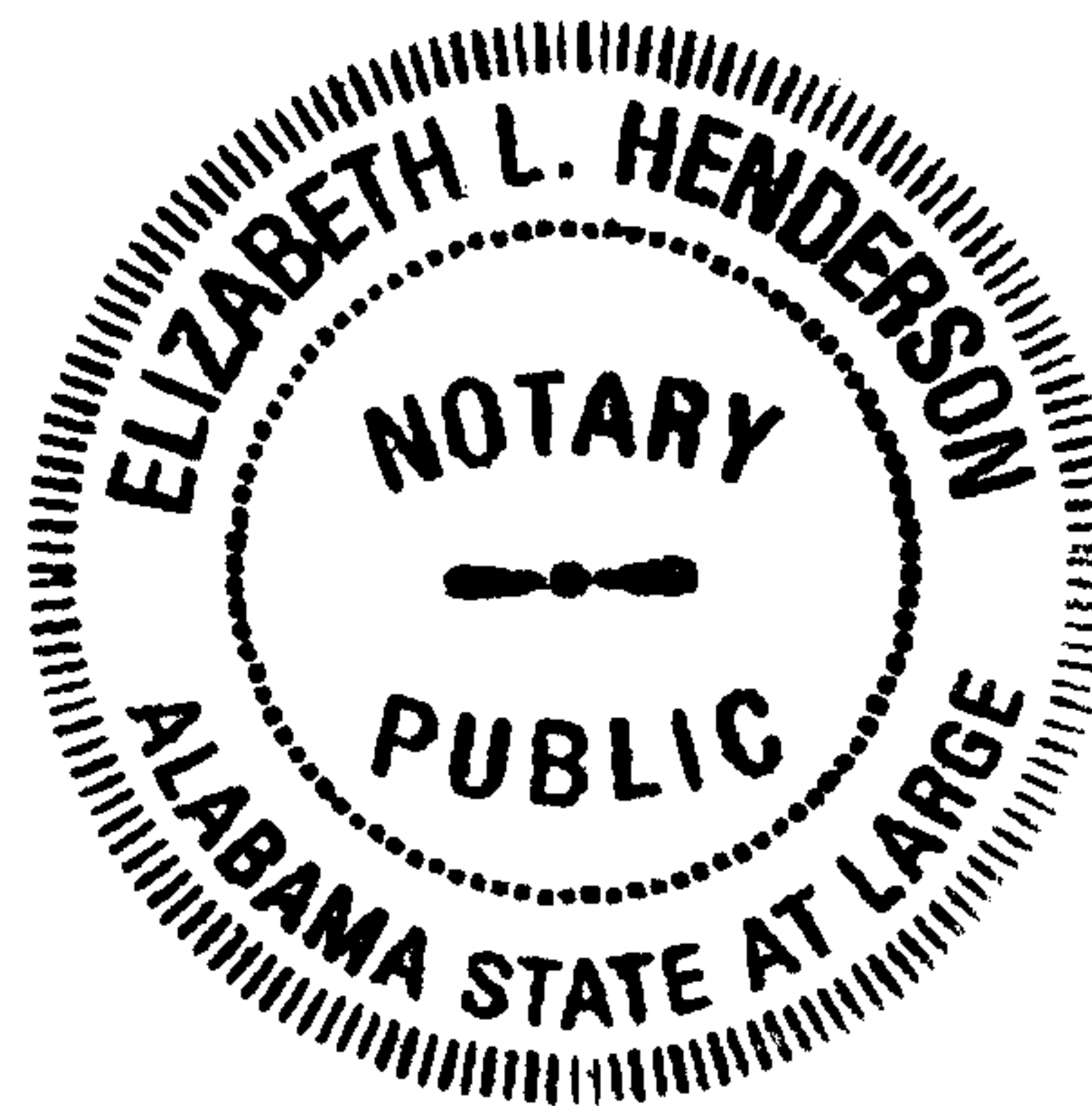
### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GEORGE M. VAUGHN, whose name as CLOSING AGENT of AMERICAN HOMES AND LAND CORPORATION, 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 27th day of January, 2006.

Notary Public

My commission expires: 9.27.09



Shelby County, AL 02/02/2006  
State of Alabama

Deed Tax: \$20.00