14123

20060501000203760 1/2 $22.00
Shelby Cnty Judge of Probate,AL
05/01/2006 03:42:01PM FILED/CERT

Shelby County, AL 05/01/2006
State of Alabama

Deed Tax:$8.00

(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:

COURNTEY S. NELSON
5858 FOREST LAKES COVE
STERRETT, AL 35147

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND DOLLARS and 00/100 ($155,000.00) DOLLARS to the undersigned grantor, AMERICAN HOMES AND LAND CORPORATION, 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 COURNTEY S. NELSON, (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 427 ACCORDING TO THE SURVEY OF FOREST LAKES AS RECORDED IN MAP BOOK 34 PAGE 122A IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. EASEMENTS AND/OR RIGHTS OF WAY TO ALABAMA POWER COMPANY RECORDED IN BOOK 126, PAGE 191, BOOK 126, PAGE 323 AND BOOK 236, PAGE 829.

3. TITLE TO ALL MINERALS. OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RESERVED IN BOOK 53 AT PAGE 262 AND DEED BOOK 331, PAGE 262.

4. EASEMENT(S) RECORDED IN BOOK 20050204000058230.

5. EASEMENT(S) TO SHELBY COUNTY RECORDED IN INST. NO. 1993-03955; INST. NO. 1993-03957; INST. NO. 1993-03959; INST. NO. 1993-03960; INST. NO. 1993-03961; INST. NO. 1993-03964; INST. NO. 1993-03965; AND INST. NO. 1993-03966.

$124,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$23,250.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said GEORGE M. VAUGHN AS CLOSING AGENT OF AMERICAN HOMES AND LAND CORPORATION, has hereunto subscribed her name on this the 29th day of March, 2006.

AMERICAN HOMES AND LAND CORPORATION

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 29th day of March, 2006.

Notary Public

My commission expires: 9.27.09

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE