

FRS File No.: 478150 FUNB060124

## CORPORATION WARRANTY DEED

THE STATE OF _ COUNTY OF		· • • • • • • • • • • • • • • • • • • •		
			onsideration of <u>Two H</u> DOLLARS ar	lundred Seventy One nd other valuable
			d by the GRANTEES	
			orporation (herein referr	ed to as GRANTOR),
does hereby GRAN	NT, BARGAIN, SELL	and CONVEY unto	)	
Wendy Weber a	and husband Micha	el W. Weber, w	ith rights of surv	<u>zivorship</u>
(herein referred to	as GRANTEE),their	heirs and assigns,		

the following described real estate, situated in the County of Jefferson, State of Alabama, to-wit:

Lot 4, according to the map or survey of Sixth Addition to Riverchase Country Club, as recorded in Map Book 7, Page 93, in the Probate Office of Shelby County, Alabama, Birmingham Division.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

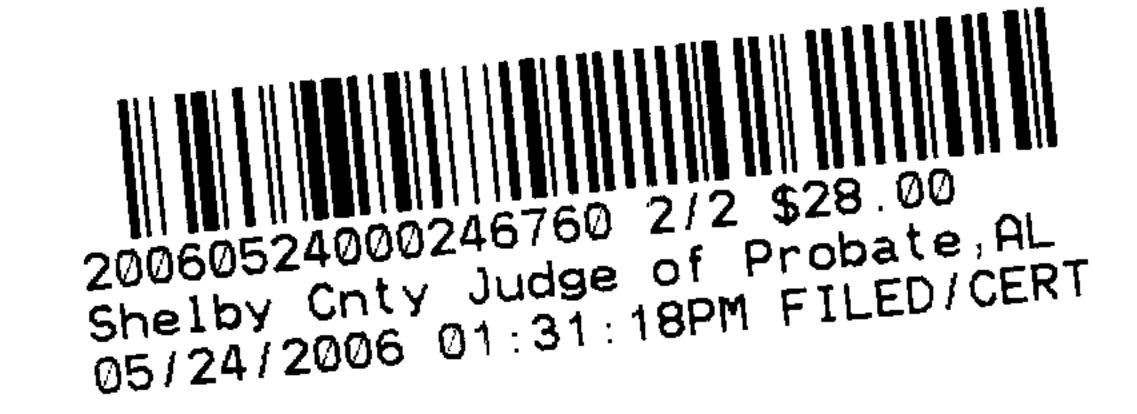
For ad valorem tax appraisal purposes only, the address of the property is 830 Willow Oak Drive, Hoover, AL 35244, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE<sub>their</sub> heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, their Simultaneously with the delivery of this deed, grantee executed a purchase money mortgage in the amount of \$216,800.00 to secure an amount borrowered to finance the above described property.

\$40,650.00 Second Mortgage to Renasant Bank

First Day F. M. Sugar



heirs and assigns, and that it will warrant and defend the premises to the said GKANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

executed in its name and on its behalf by <u>Deb</u> Asst V-P/Secretary on this <u>30t</u>	orah Do	nofree and Chr			
	Hewitt A	Associates LLC			
	By: Delson Donofie				
	Printed Name: <u>Deborah Donofree</u> Assistant Vice President				
	Title:		Contract the second of the sec		
	By:	And the second s	AND THE RESIDENCE OF THE PARTY		
	Printed 1	Name:	Christopher Hill Secretary		
	Title:				
			Shelby County, AL 05/24/2006 State of Alabama		
THE STATE OF COUNTY OF COUNTY OF COUNTY OF			Deed Tax:\$14.00		
Dest vice President and hir stople	MONE ONDA	, whose	c in and for said County and named as ose named as		
instrument and who are known to me, acknowl contents of said instrument, they, as such office for and as the act of said corporation.	edged befo	ore me on this day	that, being informed of the		
Given under my hand and official seal this	s the $\frac{30}{2}$	day of $M_0$	evch,		
(Notarial Stamp or Seal)		20000	O Aleson		
	Notary I My com				
JENNIEVE A. AMO NOTARY PUBLI MY COMMISSION EXPIRES 9	C				

This document prepared by: Joe Krocak, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344