

14384

20060601000258530 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/01/2006 08:21:22AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

KIM NALLS
211 STONEHAVEN TRACE
PELHAM, AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FORTY SEVEN THOUSAND DOLLARS 00/100 (\$147,000.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **GERALD EUGENE SNELL, A SINGLE MAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **KIM NALLS, A SINGLE WOMAN**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 233, ACCORDING TO THE RECORD PLAT FOR THE GLEN AT STONEHAVEN, AS RECORDED IN MAP BOOK 26, PAGE 91, IN THE 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. RESTRICTIONS APPEARIG OF RECORD IN INSTRUMENT # 2000-01129
3. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SHOWN ON RECORDED MAP.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT RECORDED IN DEED BOOK 225, PAGE 226 AND DEED BOOK 247, PAGE 891.
5. EASEMENT TO COLONIAL PIPELINE COMPANY, AS RECORDED IN DEED BOOK 224, PAGE 756; DEED BOOK 233, PAGE 37 AND DEED BOOK 268, PAGE 817.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN INSTRUMENT # 2000-36860.
7. COVENANT FOR STORM RUN-OFF CONTROL AS SET OUT IN DEED RECORDED IN INSTRUMENT # 2000-36380.
8. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.



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9. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT # 20020423000187171; INSTRUMENT # 20020423000187231 AND INSTRUMENT # 20040910000504340.

\$117,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$29,400.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

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, **GERALD EUGENE SNELL, A SINGLE MAN**, have hereunto set his, her or their signature(s) and seal(s), this the 19 day of May, 2006.


GERALD EUGENE SNELL

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GERALD EUGENE SNELL, A SINGLE MAN**, 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 19th day of May, 2006.



Notary Public

My commission expires: is permanent