

14433



20060606000265240 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/06/2006 08:57:19AM FILED/CERT

---

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

KATHY E. MORGAN  
124 TIMBERLEAF CIRCLE  
ALABASTER, AL 35007

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **ONE HUNDRED FIVE THOUSAND DOLLARS 00/100 (\$105,000.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, I/we, **BRANDY H. KOSKODAN and CHRISTOPHER KOSKODAN, WIFE AND HUSBAND** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **KATHY E. MORGAN, AN UNMARRIED WOMAN**, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT 7, ACCORDING TO THE SURVEY OF TIMBERLEAF TOWNHOMES, AS RECORDED IN MAP BOOK 21, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**BRANDY H. KOSKODAN NAMED HEREIN IS ONE AND THE SAME AS BRANDY N. HENLEY, GRANTEE IN DEED RECORDED UNDER INST. NO. 1999-37605.**

**SUBJECT TO:**

- 1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.**
- 2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.**
- 3. DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS OF LIENS AS SET OUT UNDER INSTRUMENT NUMBER 1996-28323.**
- 4. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT OF ALABAMA POWER COMPANY UNDER INSTRUMENT NUMBER 1999-22199.**
- 5. EASEMENTS/RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 217, PAGE 116.**
- 6. EASEMENT/RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN DEED BOOK 354, PAGE 768.**
- 7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, AS RECORDED IN BOOK 30, PAGE 852.**

\$105,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

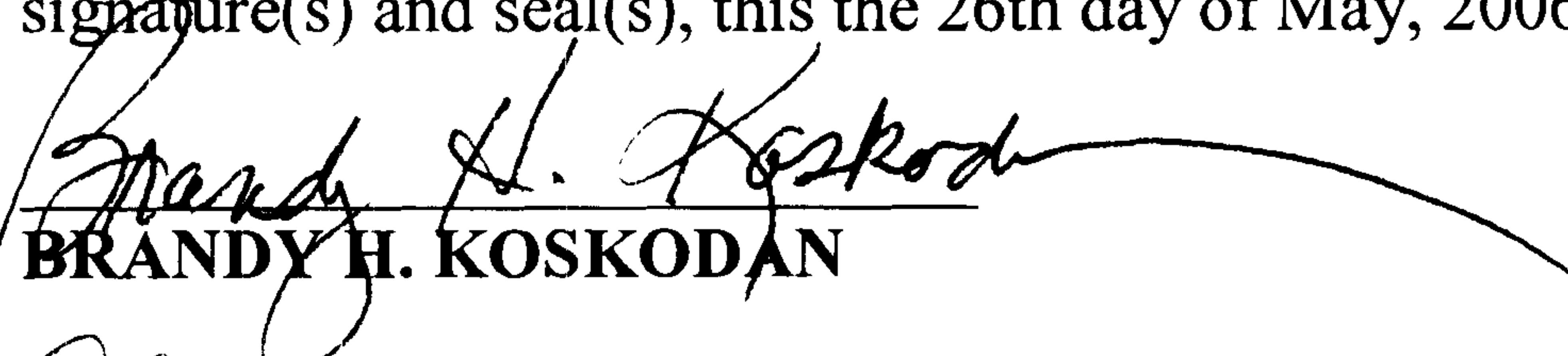


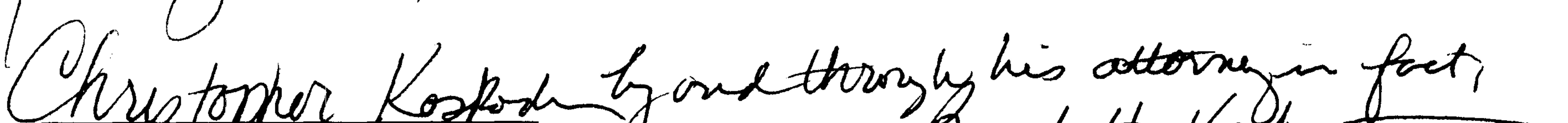
20060606000265240 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/06/2006 08:57:19AM FILED/CERT

**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, **BRANDY H. KOSKODAN** and **CHRISTOPHER KOSKODAN, WIFE AND HUSBAND**, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of May, 2006.

  
BRANDY H. KOSKODAN

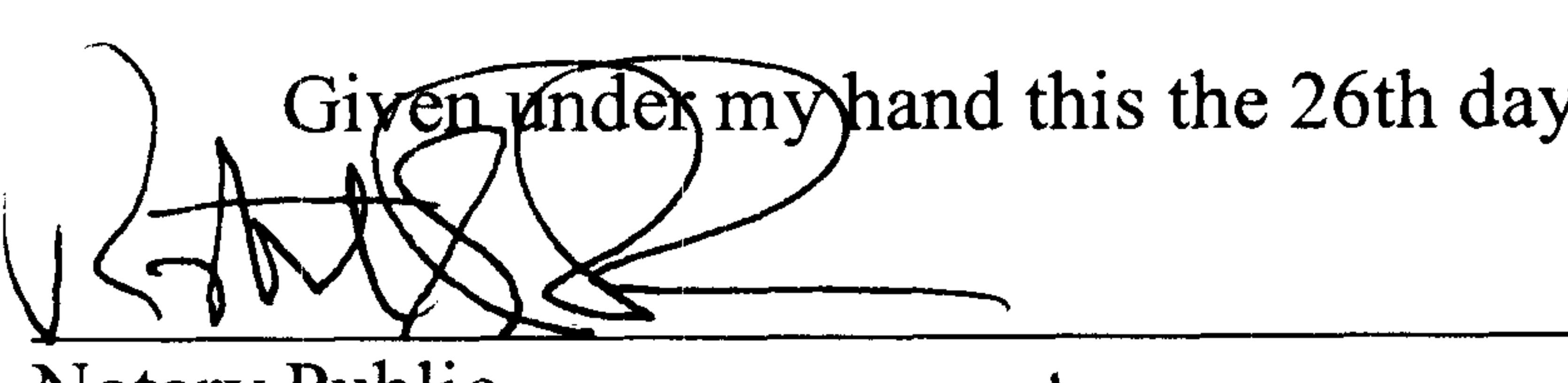
  
CHRISTOPHER KOSKODAN

BY AND THROUGH HIS ATTORNEY IN FACT, BRANDY H. KOSKODAN

STATE OF ALABAMA  
COUNTY OF SHELBY

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **BRANDY H. KOSKODAN**, 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.

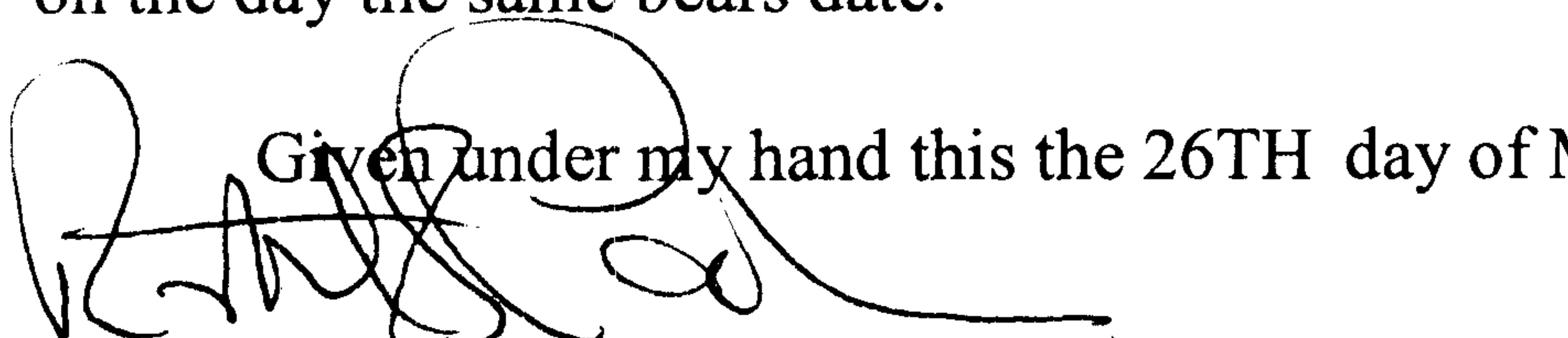
  
Given under my hand this the 26th day of May, 2006.  
\_\_\_\_\_  
Notary Public

My commission expires: 7/11/06

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **BRANDY H. KOSKODAN** whose name(s) as attorney in fact for **CHRISTOPHER KOSKODAN**, 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, they, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

  
Given under my hand this the 26TH day of MAY, 2006.  
\_\_\_\_\_  
Notary Public  
My commission expires: 7/11/06

