

14442

20060606000265600 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/06/2006 09:29:09AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

STEVEN S. MORRIS
2086 FOREST LAKES LANE
STERRETT, AL 35147

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SEVENTY SEVEN THOUSAND NINE HUNDRED DOLLARS 00/100 (\$177,900.00) DOLLARS** to the undersigned grantor, **AMERICAN HOMES AND LAND CORPORATION, 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 **STEVEN S. MORRIS**, (herein referred to as GRANTEE, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 476, 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:

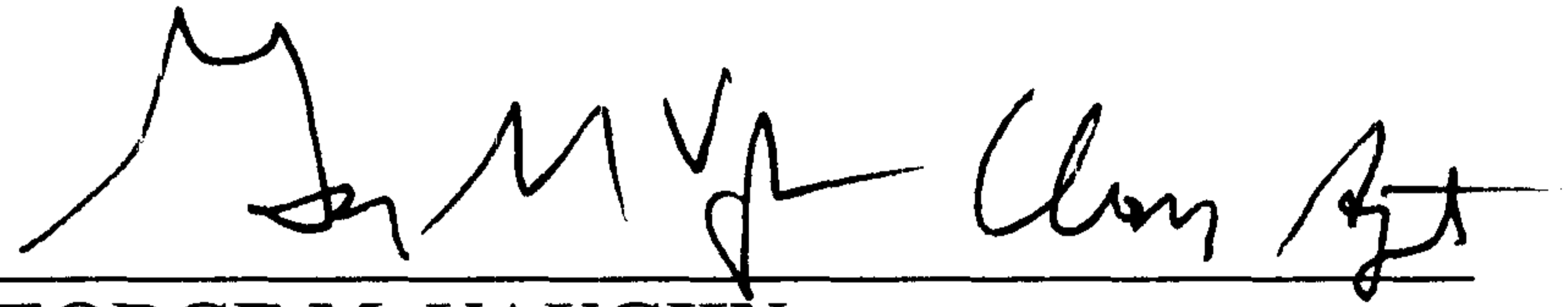
1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN BOOK 126 AT PAGE 191; BOOK 126 AT PAGE 323 AND BOOK 236 AT PAGE 829.
3. TITLE TO ALL MINERALS, OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING 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 RECORDED IN BOOK 20050204000058230.
5. EASEMENT TO SHELBY COUNTY RECORDED IN INSTRUMENT NO. 1993-03955; INSTRUMENT NO. 1993-03957; INSTRUMENT NO. 1993-03959; INSTRUMENT NO. 1993-03960; INSTRUMENT NO. 1993-03961; INSTRUMENT NO. 1993-03964; INSTRUMENT NO. 1993-03965; AND INSTRUMENT NO. 1993-03966.

\$177,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 his/her name on this the 26th day of May, 2006.

AMERICAN HOMES AND LAND CORPORATION



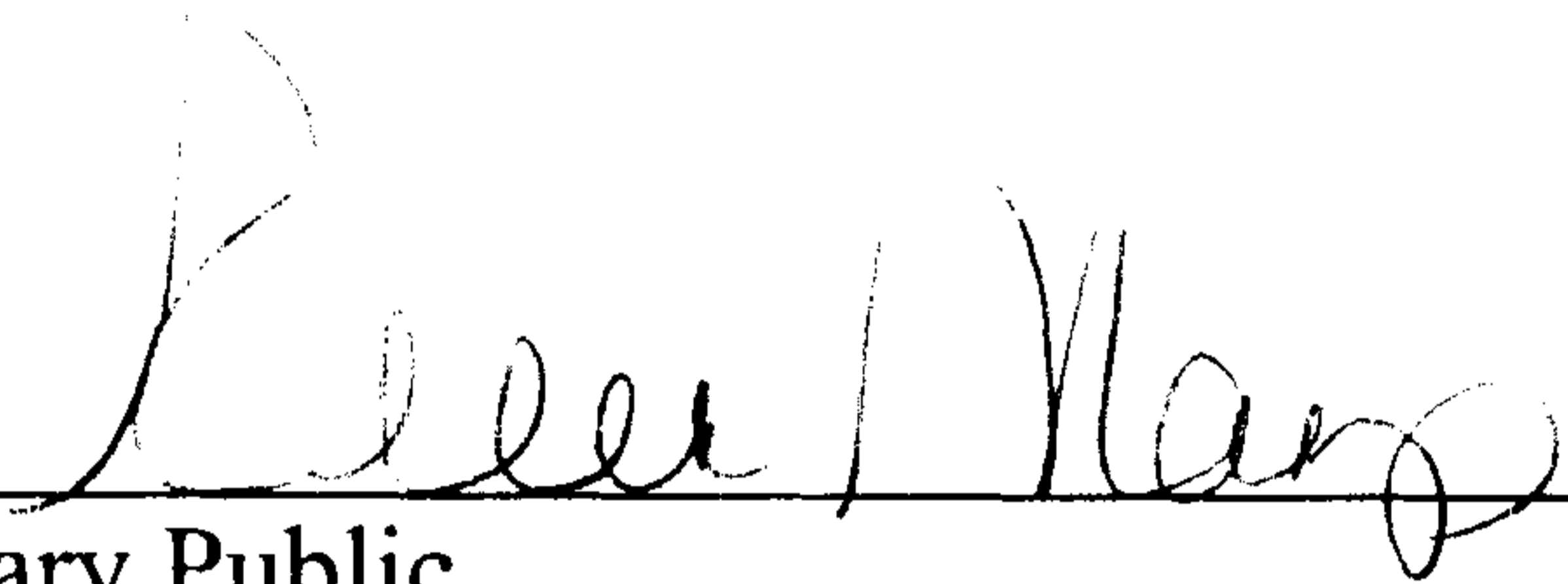
GEORGE M. VAUGHN
CLOSING AGENT

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, CORPORATION**, 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 CORPORATION.

Given under my hand this the 26th day of May, 2006.



Notary Public

My commission expires: 12/30/06

