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20060627000306430 1/2 \$196.50
Shelby Cnty Judge of Probate, AL
06/27/2006 08:13:09AM FILED/CERT

Shelby County, AL 06/27/2006
State of Alabama
Deed Tax: \$182.50

(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

PATRICIA H. RENTA
439 CHASE PLANTATION PKWAY
HOOVER, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$182,500.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **HARRY D. NIESEN and MARY JANE NIESEN, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **PATRICIA H. RENTA**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 39, according to the Survey of Chase Plantation, 4th Sector, as recorded in Map Book 9, Page 156, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:



1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. EASEMENT TO INGRESS AND EGRESS AND PUBLIC UTILITIES OF VARYING WIDTHS ALONG NORTHERLY, SOUTHERLY AND WESTERLY LINES OF SUBJECT PROPERTY.
3. OIL, GAS PETROLEUM AND SULFUR MINERALS IN DEED BOOK 127, PAGE 140.
4. TRANSMISSION LINE PERMITS IN DEED BOOK 127, PAGE 407; DEED BOOK 151, PAGE 451 AND DEED BOOK 332, PAGE 554.
5. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, AND LIENS FOR RIVERCHASE (RESIDENTIAL) AS RECORDED IN MISC. BOOK 14, PAGE 536 AND AMENDED RESTRICTIONS IN MISC. BOOK 17, PAGE 550.
6. RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 335, PAGE 175 AND DEED BOOK 356, PAGE 358.
7. RESTRICTION AS TO SQUARE FOOTAGE AS SHOWN IN ITEM 7 OF DEEDS RECORDED IN DEED BOOK 335, PAGE 175 AND DEED BOOK 356, PAGE 358.
8. EASEMENTS RESERVED IN ITEM 8 OF DEEDS RECORDED IN DEED BOOK 335, PAGE 175 AND DEED BOOK 356, PAGE 358.
9. EASEMENT RECORDED IN DEED BOOK 335, PAGE 158.
10. RESTRICTIONS APPEARING OF RECORD IN REAL BOOK 66, PAGE 616.
11. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN REAL BOOK 69, PAGE 455.
12. EASEMENT RECORDED IN REAL BOOK 69, PAGE 458.
13. PERMIT TO ALABAMA POWER COMPANY IN INSTRUMENT RECORDED IN REAL BOOK 65, PAGE 1.

\$.00 of the consideration herein was derived from a 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, **HARRY D. NIESEN and MARY JANE NIESEN, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of June, 2006.

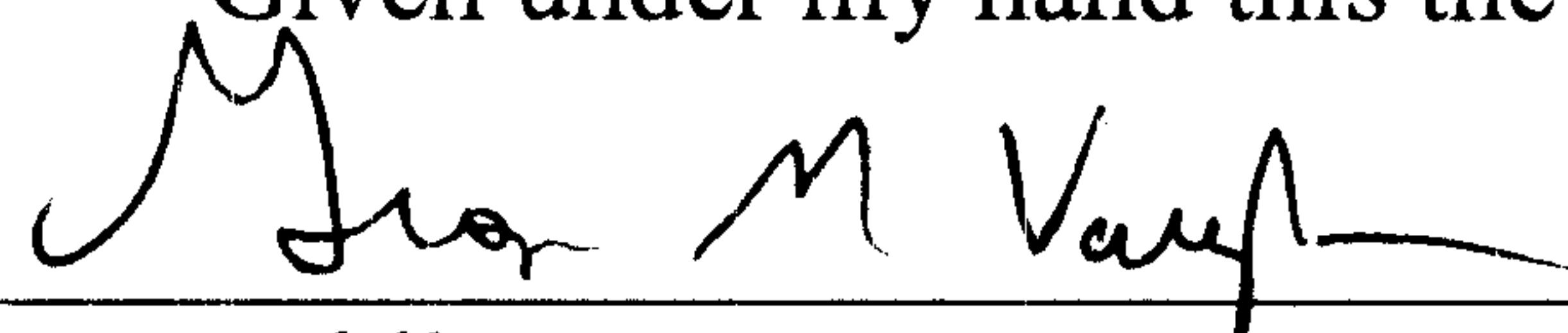

HARRY D. NIESEN

MARY JANE NIESEN

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **HARRY D. NIESEN and MARY JANE NIESEN, HUSBAND AND WIFE**, 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 June, 2006



Notary Public

My commission expires: 9.29.06

