

14523



20060627000306660 1/2 \$74.00
Shelby Cnty Judge of Probate, AL
06/27/2006 08:46:47AM FILED/CERT

Shelby County, AL 06/27/2006
State of Alabama

Deed Tax: \$60.00

(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

DEBBIE L. MAYS
693 BENTMOOR DRIVE
HELENA, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SEVENTY ONE THOUSAND FOUR HUNDRED DOLLARS 00/100 (\$171,400.00) 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 **DEBBIE L. MAYS**, (herein referred to as GRANTEE, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 1715, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE 6, RECORDED IN MAP BOOK 34 AT PAGE 67 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 34 AT PAGE 67.
3. RIPARIAN RIGHTS INCIDENT TO INSURED PREMISES.
4. EASEMENTS AND RIGHT OF WAY OF RECORD, AFFECTING INSURED PREMISES.
5. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NUMBER 20041223000700700.

\$111,400.00 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 16th day of June, 2006.

AMERICAN HOMES AND LAND CORPORATION

George M. Vaughn - Closing Agent

**GEORGE M. VAUGHN
CLOSING AGENT**

STATE OF ALABAMA)
COUNTY OF SHELBY)


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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 16th day of June, 2006.

Ellen Mays

Notary Public

My commission expires: 12/20/08

