THIS INSTRUMENT WAS PREPARED BY: Richard W. Theibert, Attorney NAJJAR DENABURG, P.C. 2125 Morris Avenue Birmingham, Alabama 35203 20060713000338940 1/2 \$68.00 Shelby Cnty Judge of Probate, AL 07/13/2006 03:20:54PM FILED/CERT

Shelby County, AL 07/13/2006 State of Alabama

Deed Tax: \$54.00

SEND TAX NOTICE TO: Steve Susce 2005 Lakemoor Drive Birmingham, AL 35244

## GENERAL WARRANTY DEED

THE STATE OF ALABAMA)	
	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY )	

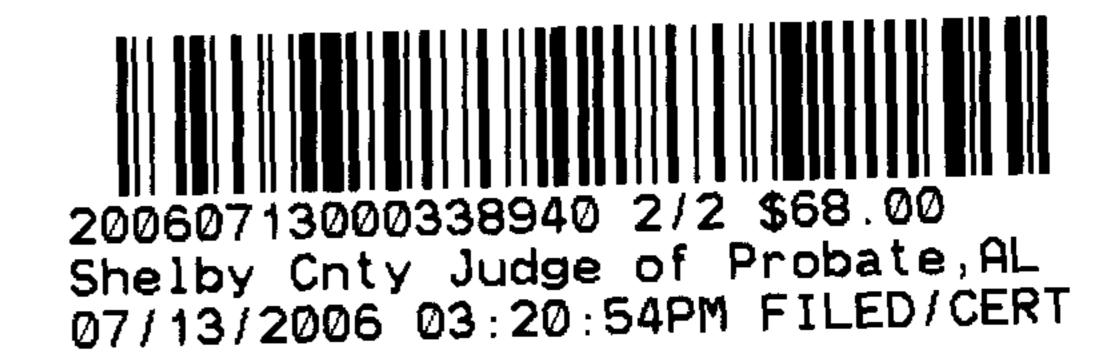
That in consideration of Five Hundred Forty Thousand and No/100, (\$540,000.00) DOLLARS, in hand paid to the undersigned, Deborah N. Gordon, a single woman, (hereinafter referred to as "GRANTOR"), by Steve Susce, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 29, according to the Survey of the Third Addition, Riverchase Country Club Residential Subdivision, as recorded in Map Book 7, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

## SUBJECT TO:

- 1. Ad valorem taxes for the year, 2006.
- 2. 10 foot easement as shown on recorded plat.
- 3. Building lines, rights of ways, easements, restrictions, reservations and conditions, if any.
- 4. Notes as set out per recorded plat.
- 5. Title to all oil, gas and minerals within and underlying the premises, together with all oil and 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 Deed Book 333, at Page 226, in the Probate Office of Shelby County, Alabama.
- 6. Covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 14 at Page 536 and as amended, in the Probate Office of Shelby County Alabama.
- 7. Restrictions as to single family residence as set out in Deed Book 314 at Page 301.
- 8. Notice of Compliance Certificate with Protective Covenants in Misc. Book 34 at Page 549.

\$486,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.



TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of July, 2006.

Deborah N. Gordon (SEAL)

THE STATE OF ALABAMA):

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Deborah N. Gordon, a single person, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2006.

NOTARY PUBLIC

My commission expires My Commission Expires 5/21/2008