## (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

SHELIA D. TRUSS
313 BEDFORD CIRCLE
CALERA, AL 35040

STATE OF ALABAMA COUNTY OF SHELBY

## WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY THREE THOUSAND FOUR HUNDRED DOLLARS 00/100 (\$143,400.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, CARRIE T. CASEY AND KEVIN CASEY, WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SHELIA D. TRUSS, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 723, according to the Survey of Savannah Pointe Sector VII, as recorded in Map Book 31, Page 101, in the Probate Office of Shelby County, Alabama.

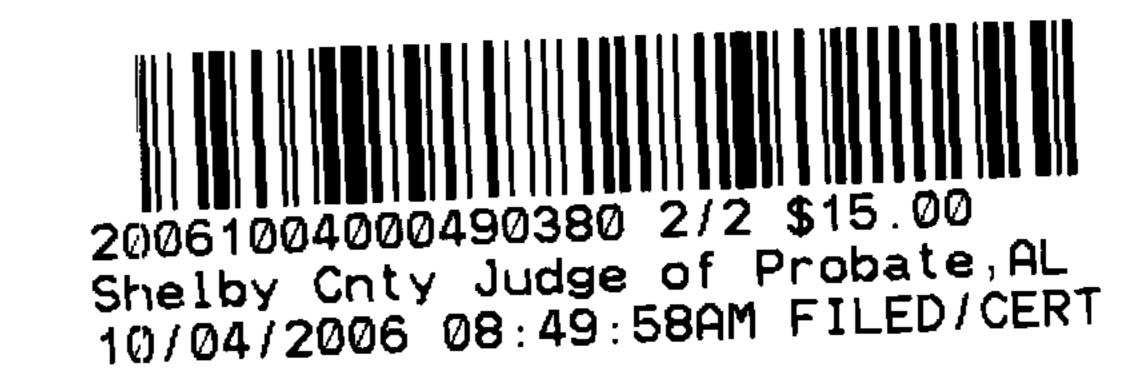
\*\*\*CARRIE M. TILLER AND CARRIE T. CASEY ARE ONE AND THE SAME PERSON\*\*\*

## 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. 20-FOOT BUILDING SETBACK LINE AND 8-FOOT UTILITY EASEMENT ALONG BEDFORD CIRCLE AND 30-FOOT UTILITY EASEMENT THROUGH NORTHERLY PROPERTY LINE, AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.
- 3. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.
- 4. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 171, PAGE 279 AND INST. #20040629000354930.
- COVENANTS, CONDITIONS AND RESTRICTIONS (PROVISIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN ARE OMITTED) AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN INSTRUMENT #1999-25577 AND INSTRUMENT #20040308000118320.
- 6. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT #20040629000354930.

\$114,700.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$28,700.00 of the consideration herein was derived from a second 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, CARRIE T. CASEY, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of September, 2006.

CARRIE T. CASEY

KEVIN CASEY

STATE OF ALABAMA COUNTY OF SHELBY

## ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **CARRIE T. CASEY AND KEVIN CASEY**, 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 September, 2006.

Notary Publie

My commission expires:

NOTARY PUBLIC

WA STATE ATMINI