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20061103000541850 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/03/2006 10:34:24AM FILED/CERT

(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

VICTORIA DAMSGARD
231 SUMMER HILL DRIVE
ALABASTER, AL 35007

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FIFTY NINE THOUSAND DOLLARS 00/100 (\$159,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **PHILLIP WILLETT and JAMIE S. WILLETT, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **VICTORIA DAMSGARD**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 40-A ACCORDING TO THE SURVEY OF A RESURVEY OF LOTS 38-43 AND 46-61B SUMMER BROOK SECTOR 5 PHASE 6 AS RECORDED IN MAP BOOK 24, PG 41 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

****PHILLIP WILLETT IS ONE AND THE SAME AS PHILIP WILLETT****

SUBJECT TO:

1. TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. BUILDING LINE AS SHOWN BY RECORDED MAP.
3. COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS AND LIENS FOR ASSESSMENTS SET FORTH IN INSTRUMENT 1997/15419 AND 1994/15844 AND 1996/2230.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INSTRUMENT 1993/23815 AND 1993/236.
6. RIGHT OF WAY TO SOUTHERN NATURAL GAS CORPORATION RECORDED IN DEED BOOK 90 PAGE 445 AND DEED BOOK 90 PAGE 333 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY TO PLANTATION PIPELINE COMPANY RECORDED IN DEED BOOK 112 PAGE 364 DEED BOOK 112 PAGE 280 AND DEED BOOK 212 PAGE 635 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. LETTER REGARDING UNDERGROUND ELECTRICAL DISTRIBUTION CROSSING IN INSTRUMENT 1994/29755.
9. AGREEMENT WITH ALABAMA POWER COMPANY AND SOUTHERN NATURAL GAS COMPANY RECORDED IN INSTRUMENT 1995/17334, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

NOTE: THIS EXCEPTION OMITS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SECTION 3604 UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (S) IS NOT IN VIOLATION OF

STATE AND FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SECTION 3607, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

10. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT 1995/17334 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

11. AGREEMENT WITH AWTREY BUILDING CORPORATION AND PLANTATION PIPELINE COMPANY RECORDED IN INSTRUMENT 1995/0774, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

12. COVENANT FOR STORM WATER RUN-OFF CONTROL, RECORDED IN INSTRUMENT 1999/25386, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$159,000.00 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, **PHILLIP WILLETT and JAMIE S. WILLETT, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of October, 2006.



PHILLIP WILLETT .



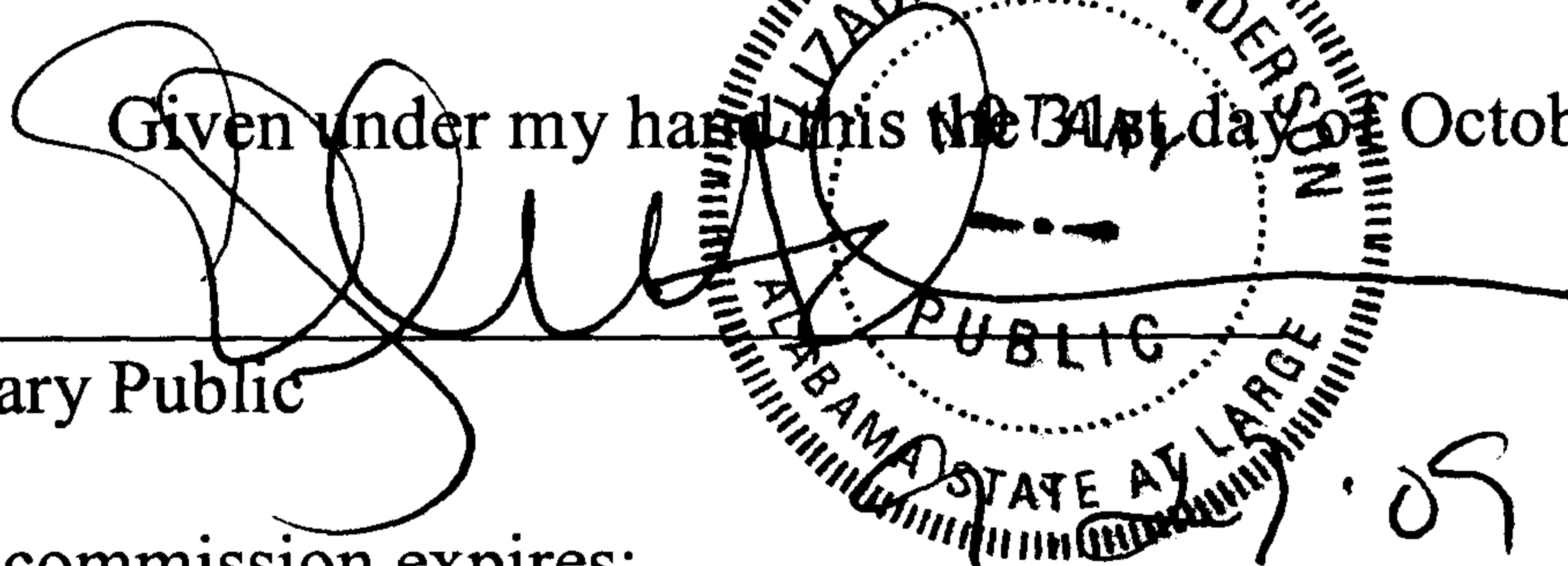
JAMIE S. WILLETT

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **PHILLIP WILLETT and JAMIE S. WILLETT, 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 31st day of October, 2006.



Notary Public

My commission expires: _____

