## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

KATINA D. WASHINGTON 149 REESE DRIVE ALABASTER, AL 35007

STATE OF ALABAMA COUNTY OF SHELBY

## WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$129,900.00) to the undersigned grantor, A C A CONSTRUCTION, INC., a/an Corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto KATINA D. WASHINGTON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 34, Ironwood Subdivision, as recorded in Map Book 32, Page 88, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
- 2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
- 3. REQUIREMENTS APPEARING OF RECORD IN INSTRUMENT #2003-82481 AND INSTRUMENT #2004-56667.
- 4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN INSTRUMENT #2004-25.
- 5. NOTES AS SHOWN ON RECORDED MAP(S).

\$103,920.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$25,980.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 GRANTOR, A C A CONSTRUCTION, INC., by CHRISTA JONES its SECRETARY, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of January, 2007.

A C A CONSTRUCTION, INC.

CHRISTA JØNES SECRETARY

THE POLITICAL POLITICAL PROPERTY OF THE PARTY OF THE PART

STATE OF ALABAMA)

COUNTY OF SHELBY)

## ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHRISTA JONES, whose name as SECRETARY of A C A CONSTRUCTION, INC., a/an 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 30th day of January, 2007.

Notary Public

My commission expires: 1.29.2012