



20070302000093830 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/02/2007 08:43:34AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

CARRI J. FEATHERINGILL
209 MEADOW CROFT CIRCLE
BIRMINGHAM, AL 35242

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED NINETY SIX THOUSAND DOLLARS 00/100 (\$196,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, I/we, **ROBERT C. WARD and RUTH A. WARD, HUSBAND and WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **CARRI J. FEATHERINGILL**, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 9, according to the Survey of Meadow Brook Townhomes, Phase II, 2nd Sector, as recorded in Map Book 22, Page 4 A & B, 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. RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 23, PAGE 621; CORP. BOOK 30, PAGE 905; REAL VOLUME 81, PAGE 323 AND AMENDED BY INSTRUMENT #2001-20685; AND REAL VOLUME 81, PAGE 355.
4. TRANSMISSION LINE PERMIT WITH ALABAMA POWER COMPANY, AS RECORDED IN REAL VOLUME 75, PAGE 649.
5. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN REAL VOLUME 157, PAGE 543 AND COVENANTS PERTAINING THERETO RECORDED IN DEED BOOK 66, PAGE 34.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 66, PAGE 34.
7. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
8. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.
9. AGREEMENT WITH REGARD TO SANITARY SEWER SYSTEM AS SET OUT IN REAL VOLUME 81, PAGE 352.
10. DECLARATION OF COVENANTS, AS RECORDED IN INSTRUMENT #1996-28313.

11. NOTES AS SHOWN ON RECORDED MAP(S).

12. EASEMENT FOR SEWER AS SHOWN BY INSTRUMENT #58, PAGE 365.

\$147,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$49,000.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE(S), 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 GRANTEE(S), 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 GRANTEE(S), his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **ROBERT C. WARD** and **RUTH A. WARD**, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of February, 2007.

Robert C. Ward by his attorney in fact
**ROBERT C. WARD, BY HIS ATTORNEY
IN FACT, RUTH A. WARD** *Ruth A. Ward*
RUTH A. WARD

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **RUTH A. WARD**, 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 26th day of February, 2007.

Notary Public

My commission expires: 9.27.09

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **RUTH A. WARD** whose name(s) as attorney in fact for **ROBERT C. WARD**, 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, they, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand this the 26TH day of February, 2007.

Notary Public

My commission expires: 9.27.09



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