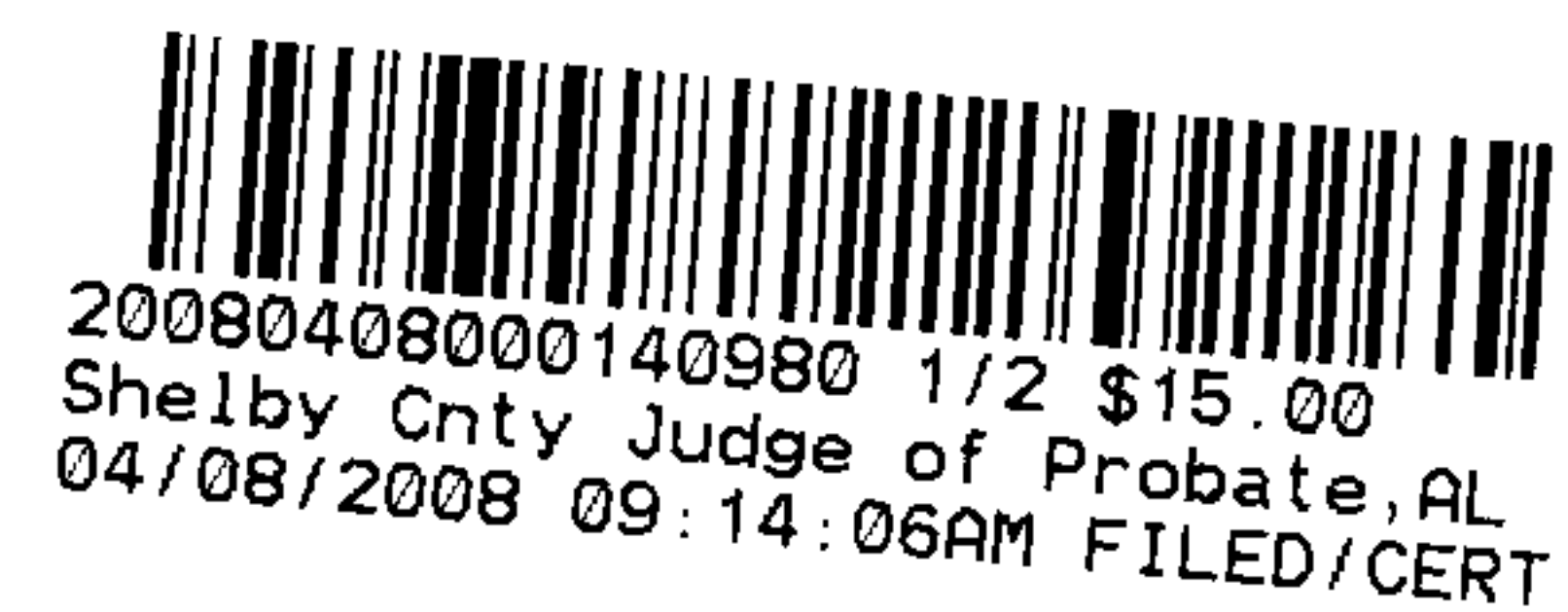


16693



(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

CASCILDA L. FARRIS
747 CAHABA MANOR TRAIL
PELHAM, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TEN THOUSAND DOLLARS 00/100 (\$110,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **HELEN E. MOORE, an unmarried woman** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **CASCILDA L. FARRIS**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 28 and the north 5.0 feet of Lot 27, according to the Survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, Page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
2. **EXCEPTIONS, RESTRICTIONS, CONDITIONS AND LIMITATIONS IN MR 28, PAGE 147.**
3. **EASEMENT TO ALABAMA POWER COMPANY IN DEED BOOK 108, PAGE 379 AND DEED BOOK 313, PAGE 789.**
4. **RESTRICTIONS, COVENANTS AS TO UNDERGROUND CABLES IN MR27, PAGE 420.**
5. **AGREEMENT WITH ALABAMA POWER COMPANY IN MR27, PAGE 421.**
6. **SEWER EASEMENT IN DEED BOOK 316, PAGE 158.**
7. **COVENANTS REGARDING SEWER IN MR28, PAGE 144.**

\$110,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$3,300.00 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, **HELEN E. MOORE**, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of March, 2008.

Helen E. Moore
HELEN E. MOORE

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **HELEN E. MOORE**, 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.

Robert S. Paden
Given under my hand this the 31st day of March, 2008.
Notary Public

My commission expires: 2/14/10

