

20090413000134360 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/13/2009 10:14:20AM FILED/CERT

SEND TAX NOTICE TO:

Jeptha Dubose
Valerie Cwik

[Space Above This Line for Recording Data]

STATUTORY

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Twenty-five Thousand and 00/100 Dollars (\$25,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Colonial Bank** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jeptha Dubose and Valerie Cwik** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, to wit:

Lot 16, according to the Final Plat of Parkside Village, Phase 2, as recorded in Map Book 37, Page 60, in the Probate Office of Shelby County, Alabama.

Subject to all rights of redemption on the part of those entities to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of a foreclosure sale evidenced by a Foreclosure Deed recorded in Instrument No.: 20080603000223870 and re-recorded in Instrument No. 20080624000257180 which said rights will exist for a period of one year from the date of sale.

Subject to ad valorem taxes for the year 2008, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$158,335.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to unto Grantee and his heirs and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of April, 2009

Colonial Bank

09-0916

By: Brenda Hood
Its VP Recovery Manager

STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Brenda Hood whose name as Vice President of Colonial Bank, 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 this conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation

WITNESS my hand and official seal in the county and state aforesaid this the 8th day of April,
2009

MY COMMISSION EXPIRES

My Commission Expires **SEPTEMBER 12 2010**

Queen Michelle Kelly
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Kracke & Thompson, LLP.
2204 Lakeshore Drive, Ste 306
Birmingham, Alabama 35209