

R09-17210


20090518000184980 1/2 \$62.00
Shelby Cnty Judge of Probate, AL
05/18/2009 09:19:38 AM FILED/CERT
Shelby County, AL 05/18/2009
State of Alabama
Deed Tax : \$48.00

(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

EASTERN VALLEY, LLC
POST OFFICE BOX 591
TRUSSVILLE, AL 35173

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **FORTY EIGHT THOUSAND DOLLARS 00/100 (\$48,000.00)** to the undersigned grantor, **CADENCE BANK, N.A.**, 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 **EASTERN VALLEY, LLC**, (herein referred to as **GRANTEES**, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lots 52, 55 and 56, according to the Survey of Lacey's Grove Phase I, as recorded in Map Book 35, Page 137, in the Probate Office of Shelby County, Alabama.

SUBJECT TO :

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.**
2. **EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.**
3. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**
4. **RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-38550 AND INST. NO. 2005-53290.**
5. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2005-39382.**
6. **RIGHT OF WAY GRANTED TO BELL SOUTH RECORDED IN INST. NO. 2006-2950.**
7. **ALL OUTSTANDING RIGHTS OF REDEMPTION IN FAVOR OF ALL PERSONS ENTITLED TO REDEEM THE PROPERTY FROM THAT CERTAIN MORTGAGE FORECLOSURE SALE EVIDENCED BY MORTGAGE FORECLOSURE DEED DATED THE 2ND DAY OF SEPTEMBER, 2008 AND RECORDED IN INST. NO. 20080902000350380, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SAID RIGHTS TO EXPIRE ONE (1) YEAR FROM THE 2ND DAY OF SEPTEMBER, 2008 (LOT 56)**
8. **ALL OUTSTANDING RIGHTS OF REDEMPTION IN FAVOR OF ALL PERSONS ENTITLED TO REDEEM THE PROPERTY FROM THAT CERTAIN MORTGAGE FORECLOSURE SALE EVIDENCED BY MORTGAGE FORECLOSURE DEED DATED THE 2ND DAY OF SEPTEMBER, 2008 AND RECORDED IN INST. NO. 20080902000350390, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SAID RIGHTS TO EXPIRE ONE (1) YEAR FROM THE 2ND DAY OF SEPTEMBER, 2008 (LOTS 52 & 55)**

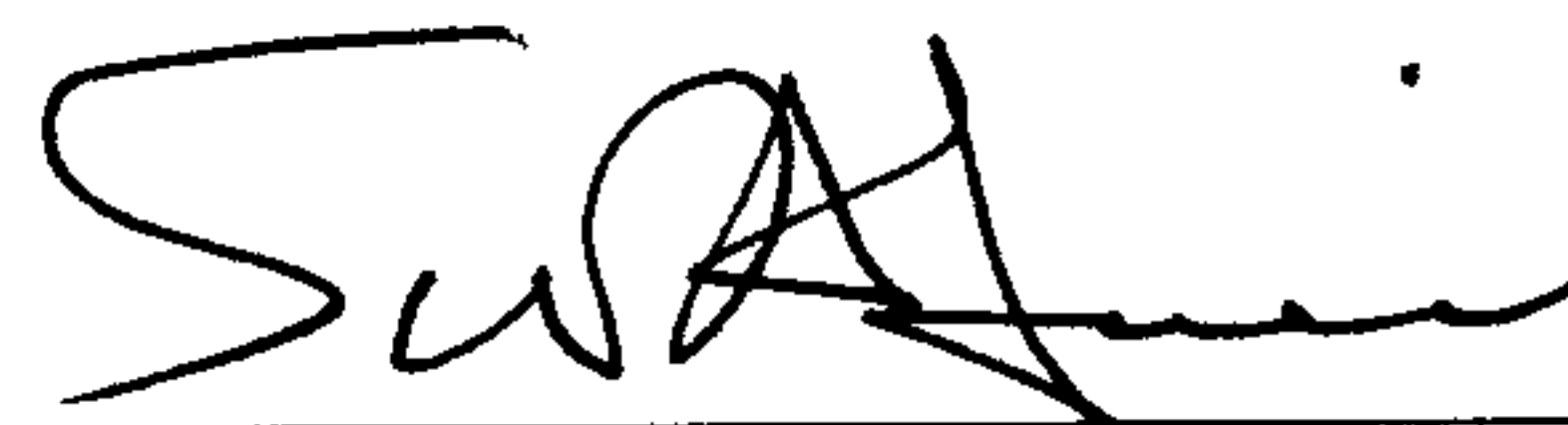
\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, **CADENCE BANK, N.A.**, by **SCOTT HARRIS** its **VICE-PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 13th day of May, 2009.

CADENCE BANK, N.A.



SCOTT HARRIS
VICE-PRESIDENT

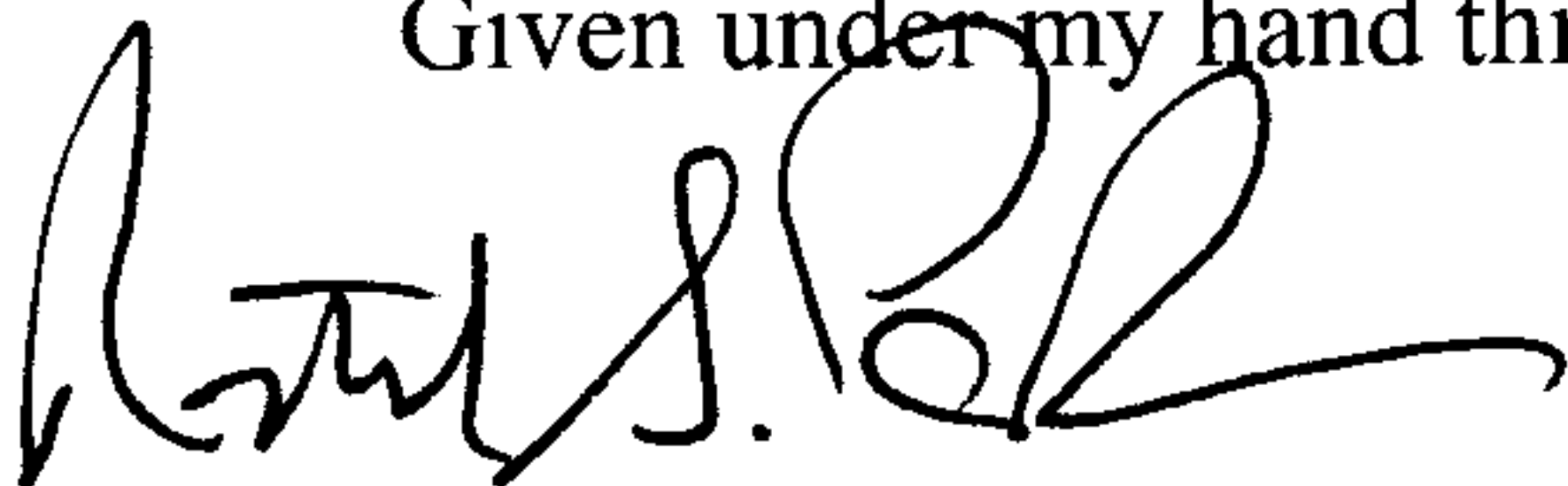
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **SCOTT HARRIS**, whose name as **VICE-PRESIDENT** of **CADENCE BANK, N.A.**, 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 bank.

Given under my hand this the 13th day of May, 2009.



Notary Public

My commission expires: 7/16/10

