

1210-17627

20100701000209670 1/2 \$125.00
Shelby Cnty Judge of Probate, AL
07/01/2010 09:21:45 AM FILED/CERT
Shelby County, AL 07/01/2010
State of Alabama
Deed Tax : \$110.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

GRANT GARDNER
3309 Buckhead Dr.
Birmingham, AL 35216

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TEN THOUSAND 00/100 (\$110,000.00) DOLLARS** to the undersigned grantor, **CADENCE BANK, N.A.**, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **GRANT GARDNER**, (herein referred to as GRANTEE, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 14, according to the Survey of The View at Indian Crest, as recorded in Map Book 37, Page 48, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.**
- 2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.**
- 3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 20060728000364420.**
- 4. 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.**
- 5. AGREEMENT AS RECORDED IN INST. NO. 2006-36443.**

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

IN WITNESS WHEREOF, the said **SCOTT HARRIS** as **VICE-PRESIDENT** of **CADENCE BANK, N.A.**, has hereunto subscribed his name on this the 29th day of June, 2010.

CADENCE BANK, N.A.



By: **SCOTT HARRIS**
Its: **VICE-PRESIDENT**

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

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 company.

Given under my hand this the 29th day of June, 2010.



Notary Public

My commission expires: 7/16/10

