

This Instrument Was Prepared By:
✓ Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Traci Sanders
58 Highway 253
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Thirty-Six Thousand Eighty and 00/100 Dollars (\$36,080.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Grady Scott Lovelady, a married man**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Traci Sanders, an unmarried woman**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Tract 3, of the recorded survey of Shady Acres, a residential subdivision and recorded in Map Book 26 page 52 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Note: This property does not constitute homestead property for the Grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 29th day of July, 2002.

GRANTOR

 (L.S.)
Grady Scott Lovelady

STATE OF ALABAMA)
)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Grady Scott Lovelady, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29th day of July, 2002.


NOTARY PUBLIC

My Commission Expires: 5/13/04