

**SEND TAX NOTICE TO:**

✓ Theresa Yvonne Tinney  
313 Park Village Drive  
Montevallo, Alabama 35115

**This instrument was prepared by:**

A. Eric Johnston, Attorney at Law  
1200 Corporate Drive, Suite 107  
Birmingham, Alabama 35242



20040929000538930 Pg 1/1 21.00  
Shelby Cnty Judge of Probate, AL  
09/29/2004 14:38:00 FILED/CERTIFIED

**WARRANTY DEED**

**STATE OF ALABAMA ) KNOW ALL MEN BY THESE PRESENTS:**  
**SHELBY COUNTY )**

*10,000*

That in consideration of one dollar ~~\$1.00~~ and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Barry Allen Wier**, as Executor of the Estate of Doris Yvonne Saunders, deceased, (herein referred to as grantor), grant, bargain, sell and convey unto **Theresa Yvonne Tinney** (herein referred to as grantee) the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 7, Final Plat of Park Forest Village, as recorded in Map Book 31, Page 51, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way, unpaid taxes, and other matters of record.

This property is subject to two mortgage loans assumed by grantee in the amount of \$115,000.00.

This deed is given by **Barry Allen Wier as Executor of the Estate of Doris Yvonne Saunders, deceased**, pending in the Probate Court of Jefferson County, Alabama, case number 185395, pursuant to Letters Testamentary granted on May 4, 2004.

**Doris Yvonne Saunders** and **Doris W. Saunders** were one and the same person.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my successors shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27<sup>th</sup> day of September, 2004.

*Barry Allen Wier*  
Barry Allen Wier, Executor of the Estate  
Of Doris Yvonne Saunders, deceased

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

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that **Barry Allen Wier**, whose name as **Executor of the Estate of Doris Yvonne Saunders**, 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 and with full authority, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of September, 2004.

*A. Eric Johnston*  
A. Eric Johnston, Notary Public  
My Commission Expires February 12, 2008