

Send tax notice to:  
BRIAN D. ABSTON  
5302 HARVEST RIDGE LANE  
BIRMINGHAM, AL 35242

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #345  
Birmingham, Alabama 35243  
BHM 0501742

STATE OF ALABAMA  
COUNTY SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Nine Thousand Five Hundred and 00/100 Dollars (\$229,500.00) in hand paid to the undersigned Misty Dawn Ary and Husband, Christopher Todd Ary (hereinafter referred to as Grantors") by Brian D. Abston and Tobi W. Abston, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 63, ACCORDING TO THE MAP OF MEADOW BROOK, 11TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 6 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MISTY DAWN HOFER AND MISTY DAWN ARY ARE ONE AND THE SAME PERSON

\$183,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

Shelby County, AL 03/29/2005  
State of Alabama

Deed Tax: \$46.00

Rel. Inc.

IN WITNESS WHEREOF, Grantor(s) Misty Dawn Ary and Christopher Todd Ary hereunto set their signature(s) and seal(s) on February 22, 2005.

*Misty Dawn Ary, ABAT her AIF*

Misty Dawn Ary, ACTING BY AND  
THROUGH HER ATTORNEY IN  
FACT, WILLIAM F. ARY, III

*William F. Ary III*

*Christopher Todd Ary, ABAT his AIF*

Christopher Todd Ary, ACTING BY  
AND THROUGH HIS ATTORNEY  
IN FACT, WILLIAM F. ARY, III

*William F. Ary III*

20050329000141350 2/2 \$61.00  
Shelby Cnty Judge of Probate, AL  
03/29/2005 10:59:29AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM F. ARY, III, whose name as Attorney in fact for MISTY DAWN ARY AND CHRISTOPHER TODD ARY is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in fact for MISTY DAWN ARY AND CHRISTOPHER TODD ARY on the day the same bears date.

Given under my hand and official seal this the 22<sup>ND</sup> day of FEBRUARY 2005.

(NOTARIAL SEAL)

*[Signature]*  
Notary Public

Print Name:

Commission Expires:

*Kimberly D. Hawkins*  
*11/8/9*

