

41374-Shelby



20050802000390720 1/1 \$23.00
Shelby Cnty Judge of Probate, AL
08/02/2005 02:55:47PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:

Lisa D. South
1011 Independence Court
Alabaster, AL 35007

SOT Corp. WD Book 229, Page 473

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifty nine thousand and 00/100 (\$159,000.00) DOLLARS [of which amount \$147,000.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John D. Dabney and wife, Sherry D. Dabney (herein referred to as grantors) do grant, bargain, sell and convey unto Lisa D. South (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 7, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Page 84 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

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

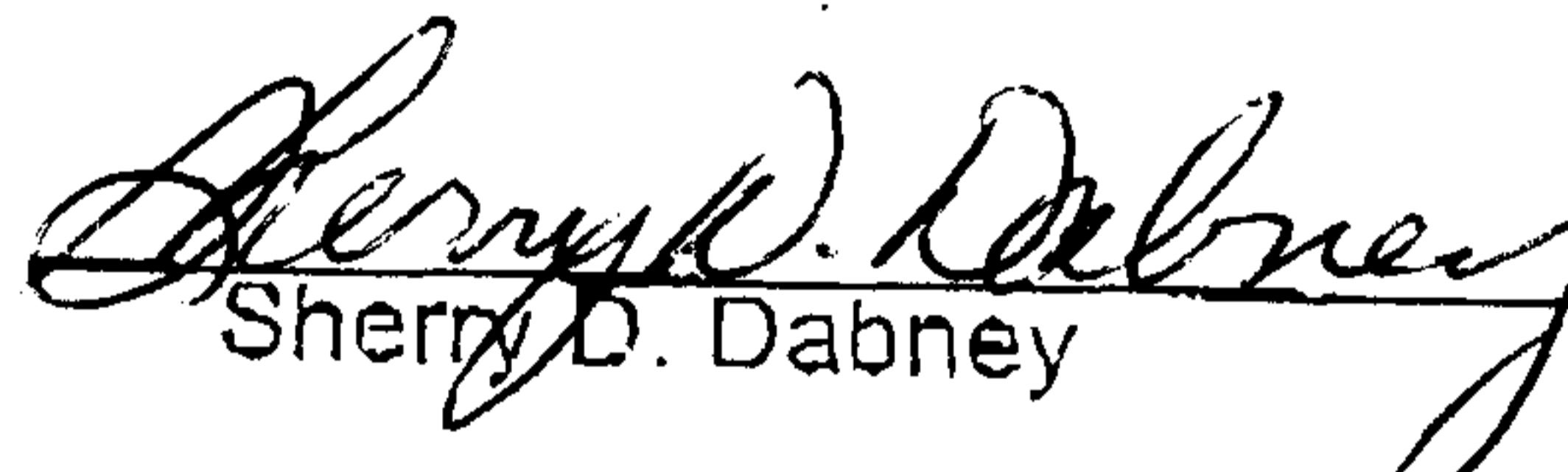
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this July 28, 2005.

WITNESS:

_____(SEAL)


John D. Dabney (SEAL)

_____(SEAL)


Sherry D. Dabney (SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John D. Dabney and wife, Sherry D. Dabney, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on July 28, 2005.

My commission expires: 2-1-06



NOTARY PUBLIC

Shelby County, AL 08/02/2005
State of Alabama

Deed Tax: \$12.00