20060731000366730 1/1 $34.50
Shelby Cnty Judge of Probate,AL
07/31/2006 01:29:49PM FILED/CERT

SEND TAX NOTICE TO: ANGELA FOSTER
817 DAVENTRY LANE
CALERA, ALABAMA 35040

Shelby County, AL 07/31/2006
State of Alabama

Deed Tax:$23.50

WARRANTY DEED

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of $115,500.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **CLIFFORD E. DYSON and JESSICA L. DYSON, HUSBAND AND WIFE,** (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **ANGELA FOSTER, AN UNMARRIED INDIVIDUAL,** (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 106, ACCORDING TO THE SURVEY OF DAVENTRY SECTOR II, AS RECORDED IN MAP BOOK 26, PAGE 4, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$92,400.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns , and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of July, 2006.

WITNESS:

Clifford E. Dyson (L.S.)
CLIFFORD E. DYSON

Jessica L. Dyson (L.S.)
JESSICA L. DYSON

_____

_____

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that CLIFFORD E. DYSON and JESSICA L. DYSON, HUSBAND AND WIFE, 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 official seal this 21st day of July, 2006.

Notary Public

My commission expires:

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10

Prepared by
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, AL 35243