

Deed Tax: \$10.00

SEND TAX NOTICE TO:

*Dwayne Shears*  
*PO Box 36806*  
*Hoover, AL 35236*

This instrument was prepared by  
*Dwayne Shears*

**WARRANTY DEED**

STATE OF Alabama

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of *\$10,000*  
To the undersigned grantor ( whether one or more ), In hand paid by the grantee herein, the receipt whereof is acknowledged, I,  
**PHILLIP D HARDEN**, *single* ( herein referred to as Grantor, whether one or more ), do hereby grant, bargain,  
sell and convey unto **Dwayne Shears** ( herein referred to as grantee, whether one or more), the following described real estate,  
situated in Jefferson County, Alabama, to-wit;

LOT 27, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES SECTOR 1 AS  
RECORDED IN MAP BOOK 28, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the  
said **GRANTEES**, their 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s) this *11-29-07*.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*Phillip D Harden*  
\_\_\_\_\_  
Phillip D Harden  
\_\_\_\_\_  
(Seal)

**STATE OF ALABAMA**

**General Acknowledgement**

**Shelby COUNTY**

I, the undersigned, a Notary Public and for said county, in said State, hereby certify that **Phillip D Harden**  
\_\_\_\_\_, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same Voluntarily on the day the  
same bears date.

Given under my hand and official seal this *29* day of *November* *2007*.

*Judy W. McClellan*  
\_\_\_\_\_  
Notary Public.  
(Seal)