

This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
2700 Highway 280 East, Suite 315 W
Birmingham, AL 35223

SEND TAX NOTICE TO:
Mary I. Hobson

335 10th St. NW
Alabaster, Alabama 35007

20080723000297960 1/1 \$12.50
Shelby Cnty Judge of Probate, AL
07/23/2008 02:44:29PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

Shelby County, AL 07/23/2008
State of Alabama

Deed Tax: \$1.50

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Eighty Seven Thousand Five Hundred dollars and Zero cents (\$87,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Daniel M. Acker, Jr. and wife, Andrea S. Acker**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Mary I. Hobson** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

A part of Lot 6, Block 3, of the Farris Smith Subdivision as recorded in Map Book 4, Page 60, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:
Begin at the Southeast corner of Lot 6, Block 3, of said Farris Smith Subdivision, thence run Northerly along the East boundary line of said Lot 6, Block 3, for 85.4 feet, thence turn an angle of 88 deg. 44 min. to the left and run Westerly 73.32 feet, thence turn an angle of 56 deg. 29 min. to the left and run Southwesterly 102.4 feet, thence turn an angle of 123 deg. 31 min. to the left and run Easterly along the South boundary line of Lot 6, Block 3, for 131.75 feet to the point of beginning.

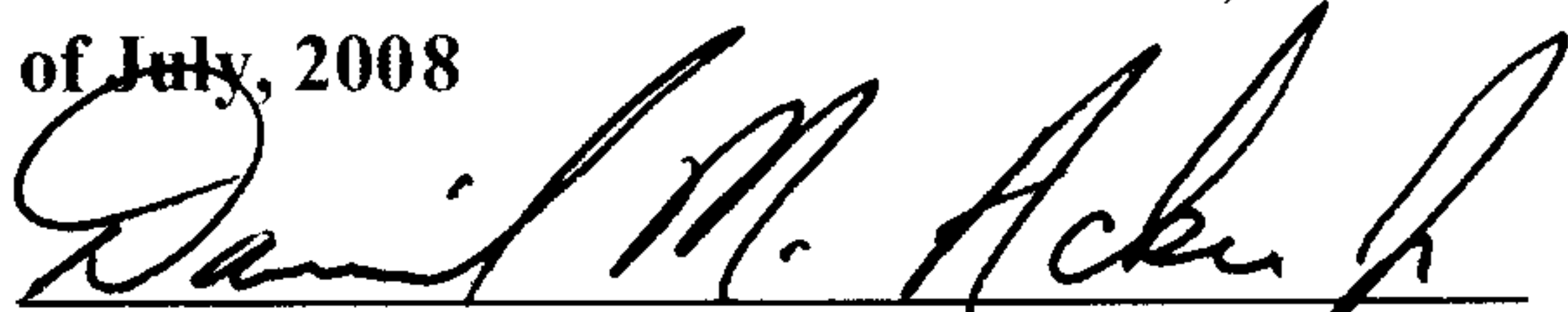
Source of Title: Instrument #20050505000216130

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

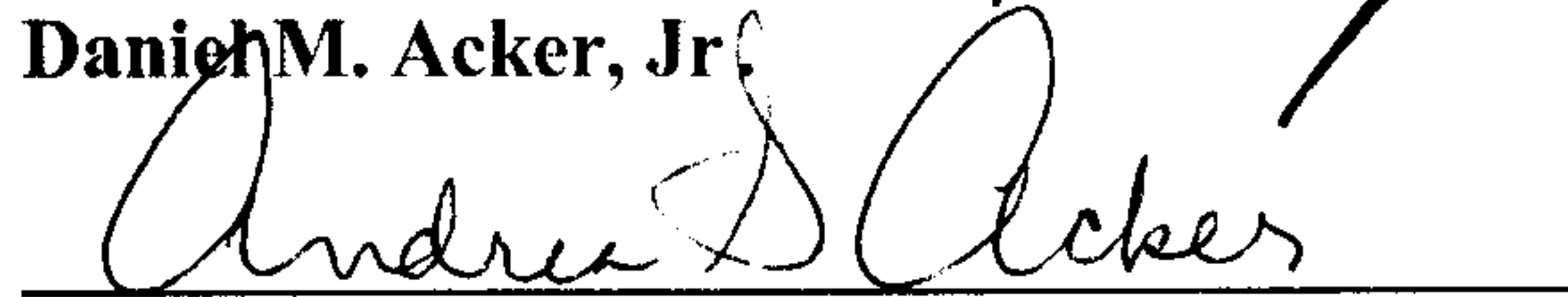
\$86,148.00 of the consideration recited herein is from the proceeds of a purchase money mortgage .

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **18th day of July, 2008**



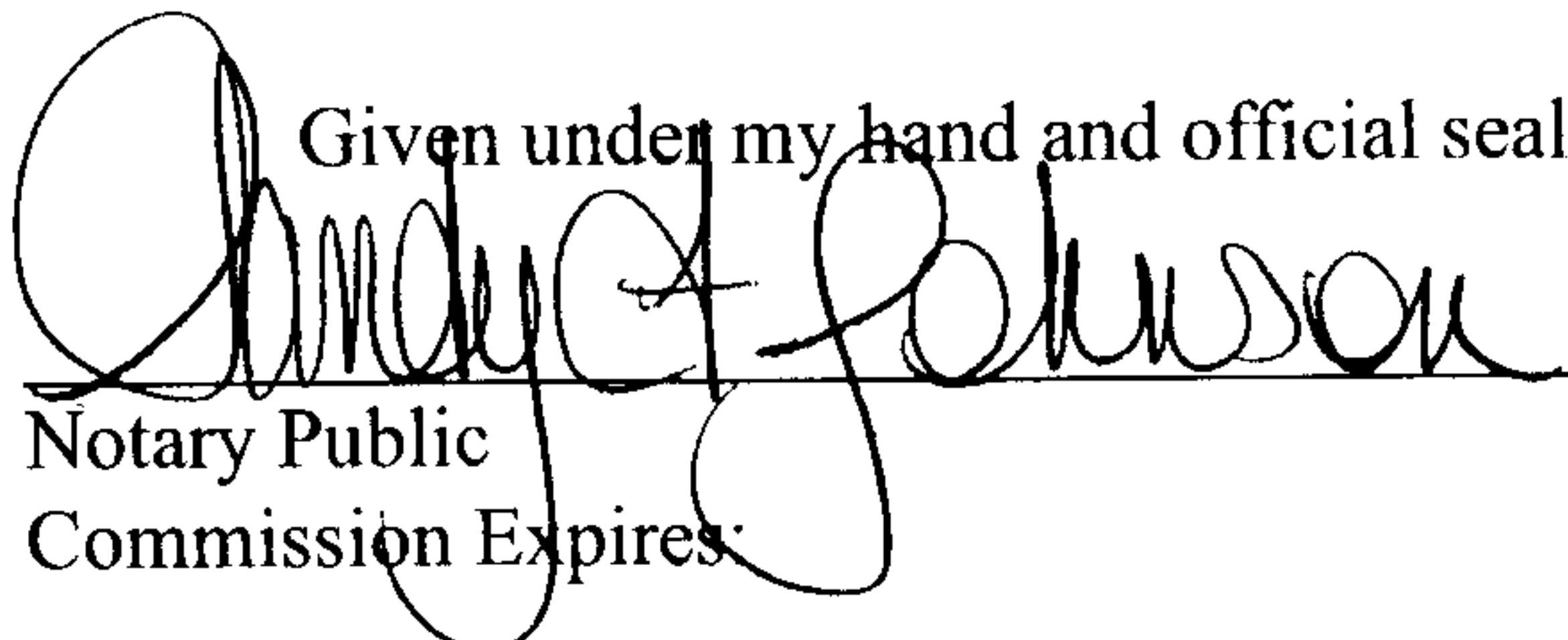
Daniel M. Acker, Jr.



Andrea S. Acker

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Daniel M. Acker, Jr. and Andrea S. Acker** 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 executed the same voluntarily on the day the same bears date.


Notary Public
Commission Expires:

Given under my hand and official seal on **18th day of July, 2008**.