

Send tax notice to: James A. Downey, 2205 Forest Lakes Lane, Sterrett, Al. 35147

This instrument was prepared by: Duell Hunt, LLC, 2803 Greystone Commercial Blvd.
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred seventy-five thousand and no/100 (\$175,000.00)** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Melissa Johnson Donegan, a married woman

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

James A. Downey

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Map and Survey of Forest Lakes, Sector 2-Phase 2, as recorded in Map Book 29, Page 127 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record

\$170,563.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Melissa Johnson Donegan is one and the same person as Melissa Johnson, Grantee in that deed recorded in Inst. 2005020300005430.

Grantor is a married woman, however, the property herein described is not the homestead of the Grantor or her spouse.

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 we have hereunto set our hands(s) and seal(s) this 18 day of January, 2011.



(Seal)
MELISSA JOHNSON DONEGAN

State of North Carolina
County of Beaufort

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melissa Johnson Donegan, a married woman 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of January, 2011.

My commission expires: 10/23/12


NOTARY PUBLIC



20110125000025650 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
01/25/2011 01:09:20 PM FILED/CERT