

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$ 26,000.00 paid by Marina Dobbs, married but not joined herein by spouse to Keith Mims (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Marina Dobbs (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in SHELBY County, Alabama, to-wit:

Lot 10, according to the Survey of Harvest Ridge-First Sector, as recorded in Map Book 12, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject property is not currently the homestead of Grantee.

Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 22 day of November 1997

09:30 AM 1997-39045

SHELBY COUNTY JUDGE OF PROBATE
001 SNA 34.50


Grantor

Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Keith Mims, 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 as such officer and with full authority, executed the same voluntarily.

Given under my hand and official seal this 22 day of NOV, 1997.


Notary Public

Commission Expires: 11/15/00

THIS INSTRUMENT PREPARED BY:
Kevin K. Hays, Attorney at Law
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:
Marina Dobbs
1324 Applegate Drive
Alabaster, AL 35007

12/02/1997-39045
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 34.50

Inst # 1997-39045