

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

Send Tax Notice To:
Sheila Reaves Tarr
4530 Little Ridge Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Seventy-Six Thousand Five Hundred and 00/100 (\$176,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Stephen G. Haney, and wife Julie S. Haney**, (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEE** herein, the receipt whereof is hereby acknowledged, the **GRANTORS** do hereby give, grant, bargain, sell and convey unto the **GRANTEE, Sheila Reaves Tarr**, (hereinafter referred to as **GRANTEE**), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 7, according to the Survey of Little Ridge Estates, as recorded in Map Book 9, Page 174 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:


Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines and limitations of record.

\$110,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said **GRANTEE**, her heirs and assigns forever.

AND SAID GRANTORS, for said **GRANTORS**, **GRANTORS'** heirs, successors, executors and administrators, covenants with **GRANTEE**, and with **GRANTEE'S** heirs and assigns, that **GRANTORS** are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that **GRANTORS** will, and **GRANTORS'** heirs, executors and administrators shall, warrant and defend the same to said **GRANTEE**, and **GRANTEE'S** heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said **GRANTORS** have hereunto set their hands and seals this the 16th day of **March, 2000**.


Stephen G. Haney


Julie S. Haney

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Stephen G. Haney, and wife Julie S. Haney**, whose names 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 instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of **March, 2000**.


NOTARY PUBLIC
My Commission Expires: **8/5/03**

Inst # 2000-09277

03/23/2000-09277
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 031 75.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW