

STATE OF ALABAMA  
SHELBY COUNTY



20030903000587650 Pg 1/1 44.50  
Shelby Cnty Judge of Probate, AL  
09/03/2003 14:14:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN by these Presents: That for and in consideration of One Hundred Sixty Six Thousand and 00/100 Dollars (\$166,000.00) and other good and valuable consideration to the undersigned, **James T. Goodwin, and wife Avis L. Goodwin** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged do grant, bargain, sell, and convey unto the said **Dairian Bentley** (herein referred to as Grantee) the following described real estate to wit:

**Lot 51 according to the Survey of Stratford Place Phase IV, as recorded in Map Book 14, page 69, in the Probate Office of Shelby County, Alabama.**

Subject to easements, restrictions and right of ways of record.

Subject to taxes for the year 2003 and subsequent years

20 foot building line as shown by recorded map

7.5 foot Easement on rear, as shown by recorded map

Mineral and mining rights incident thereto recorded in Volume 6, Page 22, in the Probate Office of Shelby County, Alabama.

Release of Damages as recorded in Real 172, page 412, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Real 298, page 912, in the Probate Office of Shelby County, Alabama.

Right of way granted to Alabama Power Company by instrument recorded in Real 230, page 711; Volume 101, page 551; Volume 127, page 63 and Real 167, page 401, in the Probate Office Shelby County, Alabama

Restrictions or Covenants recorded in Real 298, page 866 and Real 252, page 269 in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

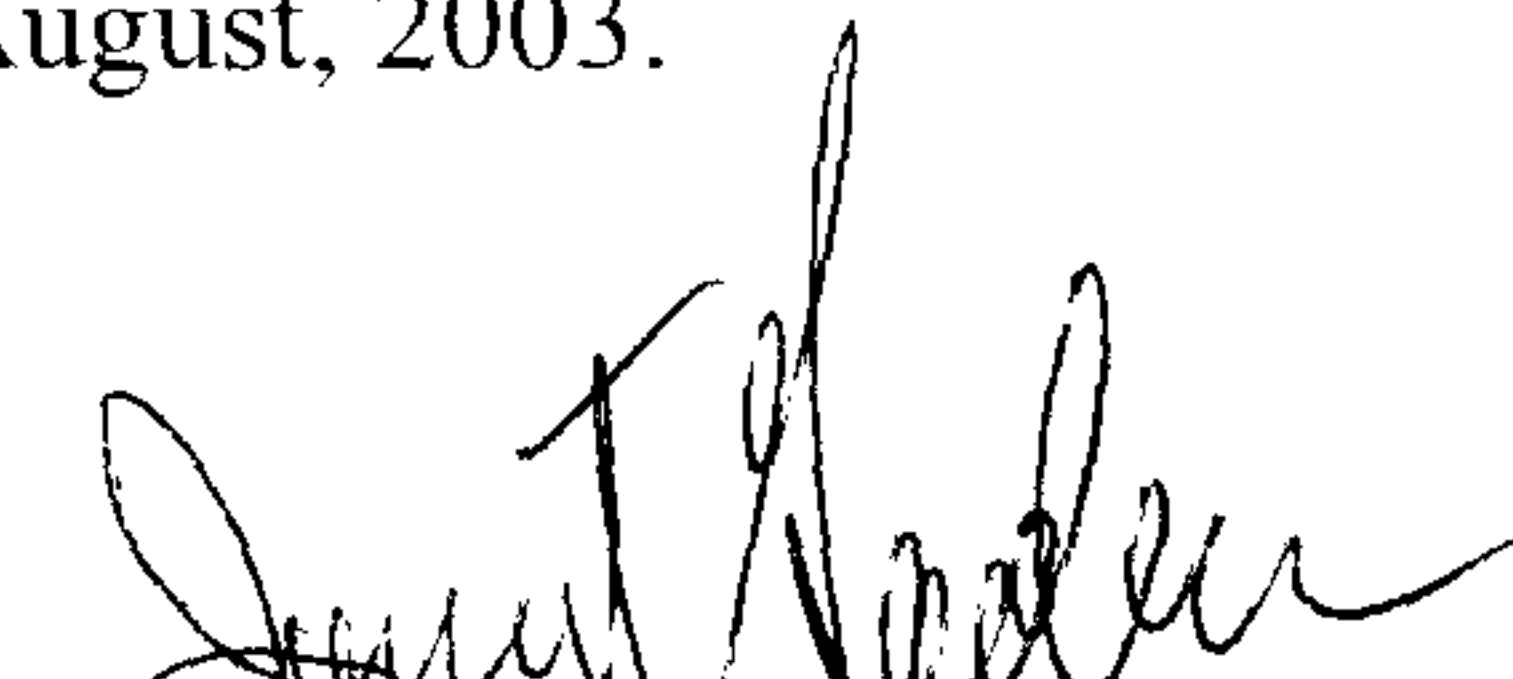
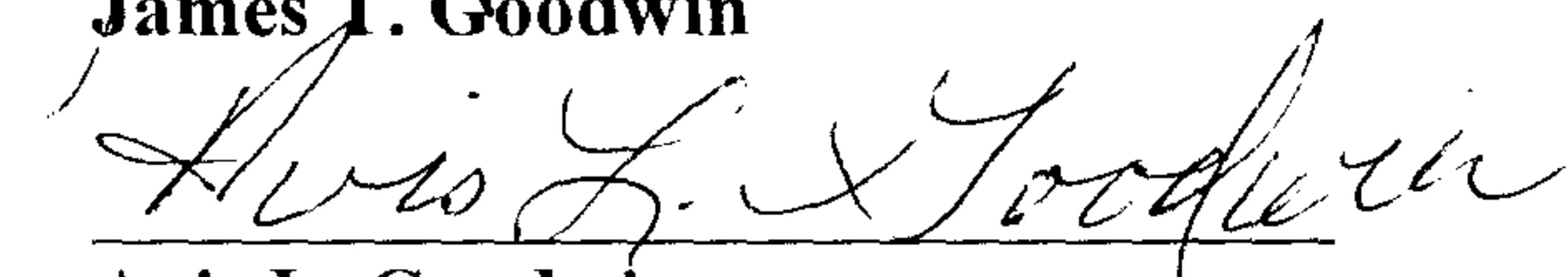
A purchase money mortgage in the amount of \$132,800.00 is recorded simultaneously herewith.

**TO HAVE AND TO HOLD** to the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee's heirs, executors, and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as stated above, and that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall, warrant and defend the same to the said Grantee, her heirs, executors, and assigns, forever, against the lawful claims of all persons.

Given under our hand and seal this 29<sup>th</sup> day of August, 2003.

WITNESS:

  
\_\_\_\_\_  
**James T. Goodwin**  
  
\_\_\_\_\_  
**Avis L. Goodwin**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the State and County, do hereby certify that James T. Goodwin and Avis L. Goodwin whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of August, 2003.

  
\_\_\_\_\_  
Notary Public

My Commission expires: 1-22-2025

