

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Rachel S. Ross
7418 Wyndham Pkwy
Helena, Alabama 35080

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Two Thousand Nine Hundred and 00/100 Dollars (\$102,900.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **MacHatton Abel, III and wife, Kim Abel and Brenda S. Neuhauser, a married woman** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Rachel S. Ross, an unmarried woman** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 221, according to the Survey of Wyndham, Wilkerson Sector, Phase II, as recorded in Map Book 23, Page 117, in the Probate Office of Shelby County, Alabama.

Note: \$102,900.00 of the above purchase price is in the form of a mortgage in favor of Wells Fargo Home Mortgage, Inc., executed and recorded simultaneously herewith.

Note: MacHatton Abel is one and the same person as McHatton Abel. Brenda S. Neuhauser and Brenda Eanes are one and the same person. This is not the homestead property of the Grantor, Brenda S. Neuhauser, as defined in the Code of Alabama §6-10-3.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 24 day of September, 2003.

MacHatton Abel III
MacHatton Abel, III

Kim Abel
Kim Abel

Brenda S. Neuhauser
Brenda S. Neuhauser

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **MacHatton Abel, III and wife, Kim Abel**, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of September, 2003.

G. Wray Morse
G. Wray Morse - Notary Public

My Commission Expires: 9/10/2004

STATE OF SOUTH CAROLINA
COUNTY OF Aiken

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Brenda S. Neuhauser, a married woman**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of September, 2003.

Donna Capps
Notary Public
Donna Capps

My Commission Expires: 7/24/2011

Closing Services