

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

Send Tax Notice to:

Carolyn Washington

384 Summerchase Dr.

Calera AL 35040

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

20040113000021130 Pg 1/1 15.50  
Shelby Cnty Judge of Probate, AL  
01/13/2004 08:19:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS and NO/00 (\$125,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **ROBERT WOODSON, AN UNMARRIED MAN** grant, bargain, sell and convey unto, **CAROLYN WASHINGTON** the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 92, according to the Survey of Summerchase, Phase 4, as recorded in Map Book 26, Page 111, in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

This property constitutes no part of the household of the grantor, or of their spouse.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

\$120,531.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 8<sup>th</sup> day of January 2004.

Ernie Davis

Witness

X

Robert Woodson who signed by mark

Martha 2 Wilder

Witness

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Woodson, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of January 2004.

[Signature]  
Notary Public

My Commission Expires:

2-20-07