

This instrument was prepared by:
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WHEN RECORDED RETURN TO
Romona Consteen Merritt
105 Red Oak Lane
Alabaster, AL 35007

Form 1-1-27 Rev 1-66
WARRANTY DEED

20040303000109420 Pg 1/1 37.00
Shelby Cnty Judge of Probate, AL
03/03/2004 11:14:00 FILED/CERTIFIED

STATE OF ALABAMA
~~JEFFERSON COUNTY~~

Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED DOLLARS & 00/100 (\$129,900.00)** and other good and valuable consideration the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we,

BOBBY H. OAKLEY and EMILY LEE OAKLEY, husband and wife

herein referred to as grantor, (whether one or more) grant, bargain, sell and convey unto

ROMONA CONSTEEN MERRITT

herein referred to as grantee, (whether one or more), the following described real estate situated in SHELBY County, Alabama to wit;

Lot 36, according to the Survey of Oakwood Village, Phase Two, as recorded in Map Book 20, Page 81, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad Valorem taxes for the year 2004.
2. Easement(s) to Southern Natural Gas, as recorded in Deed Book 90, Page 333; Deed Book 90, Page 445 and Deed Book 212, Page 313.
3. Easement(s) to Plantation Pipeline, as recorded in Deed Book 112, Page 364.
4. Right(s) of way to Shelby County, as recorded in Deed Book 280, Page 340.
5. Right(s) of way to Alabaster Water and Gas Board, as recorded in Deed Book 278, Page 391.
6. Right of Way in favor of Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 337, Page 241 and Book 39, Page 365.
7. Right(s) of way to City of Alabaster, as recorded in Book 333, Page 358.
8. Easement recorded in Instrument #1992-17596.
9. 20 foot building line from Red Oak Lane, as shown on recorded plat.

And said Grantor does for himself/herself/themselves, his/her/their heirs, successors and assigns covenant with the said Grantee, his/hers/their heirs, successors and assigns, that he/she/they is lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that he/she/they has a good right to sell and convey the same as aforesaid; that he/she/they will and his/her/their successors and assigns shall warrant and defend the same to the said Grantee, his/her/their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her/their signature(s) and seal(s), this 27th day of February, 2004.

Witness

Witness

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, **BOBBY H. OAKLEY and EMILY LEE OAKLEY, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily as his/her/their act on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2004.

\$103,900⁰⁰ of the purchase price
recited above was paid from
the proceeds of a mortgage
loan closed simultaneously herewith.

\$25,980⁰⁰ of the purchase price
recited above was paid from
the proceeds of a mortgage
loan closed simultaneously herewith.

Notary Public

My Commission Expires:

9/27/07