

THIS INSTRUMENT PREPARED BY:
Meredith R. Logan
Attorney at Law
P.O. Box 67
Gardendale, AL 35071

SEND TAX NOTICE TO:
Ryan D. Matson

133 Southern Hills Circle
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty Five Thousand and 00/100 DOLLARS (\$125,000.00) to the undersigned GRANTORS,

Elizabeth Kelley Kaiser and spouse, David R. Kaiser, by and through his attorney in fact, Elizabeth Kelley Kaiser

in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, (herein referred to as GRANTORS, do hereby GRANT, BARGAIN, SELL and CONVEY unto,

Ryan D. Matson

(herein referred to as GRANTEE), her heirs, administrators and/or assigns the following described real estate, situated in **SHELBY COUNTY**, State of Alabama, to-wit:

Lot 21, according to the Survey of Southern Hills Sector 4, as recorded in Map Book 15, page 72, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$123,068.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the same GRANTEE, her heirs, administrators and/or assigns FOREVER.

And they do for themselves, their heirs, successors, administrators and/or assigns covenant with the said GRANTEE, her heirs, successors, administrators and/or assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, that they have a good right to sell and convey the same to the said GRANTEE, her heirs, administrators and/or assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 29th day of March, 2004.

David R. Kaiser, by and through his attorney in fact, Elizabeth Kelley Kaiser

David R. Kaiser, by and through his attorney in fact, Elizabeth Kelley Kaiser

Elizabeth Kelley Kaiser
Elizabeth Kelley Kaiser

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that **Elizabeth Kelley Kaiser and spouse, David R. Kaiser, by and through his attorney in fact, Elizabeth Kelley Kaiser**, 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, she individually and as said attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of March, 2004.

Meredith R. Logan
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES
APRIL 14, 2007

