20040406000177340 Pg 1/1 12.00 Shelby Cnty Judge of Probate, AL 04/06/2004 11:15:00 FILED/CERTIFIED

Document Prepared By:

L.H. (Woody) Hamilton Jr., P.C. 4 Office Park Circle, Ste 201 Birmingham, Alabama 35223

Send Tax Notice To:

Xan Payton 725 Cahaba Manor Trail Pelham, Alabama 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

THAT IN CONSIDERATION OF Eighty-Eight Thousand and NO/100 DOLLARS (\$88,000.00) to the undersigned grantor, (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we,

Robin Pate fka Robin Burkhalter Barrett and her husband, Larry Pate

(herein referred to as Grantor(s)) grant, sell, bargain and convey unto

## Xan Payton

(herein referred to as Grantee(s)) the following described real estate, situated in, Shelby County, Alabama to wit:

Lot 17, according to the Survey of Cahaba Manor Town Homes, First Addition, as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes not due.

\$88,000.00 of consideration above paid from the proceeds of a purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and his/her/their heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this date: March 31, 2004

Robin Pate

GRANTOR(S)

\_(SEAL)

(SEAL)

\_\_\_\_

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned notary public in for said State, hereby certify that, Robin Pate and Larry Pate, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledged before me on this day that, being informed of the contents of this document, executed the same voluntarily on the same bears date

Given under my hand and signed this date: March 31, 2004

MY COMPANIES AND A STATE OF THE STATE OF THE

Notary Public

\_(Seal)