

THIS INSTRUMENT PREPARED BY:

David E. Oglesby, Attorney
2017 Second Avenue North
Birmingham, Alabama 35203-3703

SEND TAX NOTICE TO:

Mr. Jeffrey Y. Mangham
1461 Crosspath Drive
Alabaster, Alabama 35007

STATE OF ALABAMA

WARRANTY DEED

SHELBY COUNTY

10,000

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE-DOLLAR (\$1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, the said **DONNA B. MANGHAM**, herein referred to as Grantor) does grant, bargain, sell and convey unto **JEFFREY Y. MANGHAM** (hereinafter referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15, according to the survey of Navajo Hills, Sixth Sector, as recorded in Map Book 6 page 67 in the Probate Office of Shelby, Alabama; being situated in Shelby County, Alabama & a part of Lot 16, Navajo Hills, 6th Sector, as recorded in Map Book 6 page 67 in the Probate Office of Shelby County, Alabama, described as follows: Begin at the southeast corner of said Lot 16; thence run West along the North lot line 15.36 feet to a point on the edge of a concrete drive; thence turn right 102 deg. 1 min. 21 sec. and run northeast along the edge of said drive a distance of 15.4 feet to a point on the westerly right of way of Cross Path Drive; thence run South along said right of way 3.2 feet to the point of beginning.

Minerals and mining rights excepted.

Subject to taxes for 1990.

Subject to restrictions, building line, easements, and rights-of-way of record.

This title is given in satisfaction of a divorce decree in the Circuit Court, Tenth Judicial Circuit, Equity Division, Case Number DR 2003-097 JCC styled JEFFREY Y. MANGHAM VS. DONNA B. MANGHAM dated the 12th day of April, 2004, and it is the intention of the parties to this conveyance that the joint tenancy previously granted is severed and terminated and the entire interest of the Grantor, **DONNA B. MANGHAM**, in this property is hereby vested in the Grantee, **JEFFREY Y. MANGHAM**.

Title to the property hereinabove described is not warranted by the preparer hereof as no title search has been conducted or policy of title insurance obtained. This document has been prepared solely on information furnished by Grantee.

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

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF we have hereunto set my hand and seal this the 24th day of April, 2004.

Donna B. Mangham
DONNA B. MANGHAM

STATE OF ALABAMA

COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONNA B. MANGHAM 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.

2004

Given under my hand and official seal this 27th day of April,



NOTARY PUBLIC

MY COMMISSION EXPIRES:

2/17/07