

404612

This instrument was prepared by

Daniel P. Rosser  
Attorney at Law  
P.O. Box 59501  
Birmingham, AL 35259

SEND TAX NOTICE TO:

Robert C. McNabb  
Susan W. McNabb  
5031 Linwood Drive  
Birmingham, AL 35244

20040604000298550 Pg 1/1 37.00  
Shelby Cnty Judge of Probate, AL  
06/04/2004 09:30:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWENTY NINE THOUSAND AND NO/100'S (\$129,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, SHAWN D. BAGGETT AND KIMBERLY A. BAGGETT, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ROBERT C. MCNABB AND SUSAN W. MCNABB (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

**Lot 138, according to the Survey of Cottages at Stonehaven - Third Addition, as recorded in Map Book 26, Page 15, in the Probate Office of Shelby County, Alabama.**

\$103,200.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is 110 STONE HILL CIRCLE, PELHAM, Alabama, SHELBY County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), SHAWN D. BAGGETT AND KIMBERLY A. BAGGETT, have hereunto set my (our) hand(s) and seal(s) this 24<sup>TH</sup> day of MAY, 2004.

Shawn D. Baggett (SEAL)  
Kimberly A. Baggett (SEAL)  
SHAWN D. BAGGETT  
KIMBERLY A. BAGGETT

STATE OF ALABAMA  
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that SHAWN D. BAGGETT AND KIMBERLY A. BAGGETT whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>TH</sup> day of MAY, 2004

David A. Bedgood  
Notary Public

My commission expires: \_\_\_\_\_

