

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADD.
Misty D. Arnold
125 Kentwood Terrace
Alabaster, Alabama 35007

20040701000363560 Pg 1/1 39.00
Shelby Cnty Judge of Probate, AL
07/01/2004 12:32:00 FILED/CERTIFIED

GENERAL WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thirty-Nine Thousand and 00/100 (\$139,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Ralph C. Goodman and Sarah C. Goodman, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Misty D. Arnold, a single woman**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 99, according to the Survey of Kentwood Third Addition Phase Two, as recorded in Map Book 19, Page 167, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$111,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 30th day of June, 2004.

Ralph C. Goodman
by Tara Bensinger
his attorney in fact
Ralph C. Goodman
By Tara Bensinger
his attorney in fact
Sarah C. Goodman
by Tara Bensinger
her attorney in fact
Sarah C. Goodman
by Tara Bensinger
her attorney in fact

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Tara Bensinger, whose name as Attorney In Fact for Ralph C. Goodman and Sarah C. Goodman, 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, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 30TH DAY OF JUNE, 2004
My Commission Expires:

3/7/07

Notary Public

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007