

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Thousand Dollars & 00/100-----(\$10,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we DEBRA A. MEGGS, an unmarried woman, as Grantor(s) to JAMES M. MEGGS, JR. as Grantee(s), his/her heirs and assigns, in the following described real estate, situated in Jefferson County, State of Alabama, to wit:

LOT 6, BLOCK 7, ACCORDING TO THE AMENDED MAP OF WOODFORD AS RECORDED IN MAP BOOK 8, PAGES 51 A, B, C AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS DEED PREPARED PURSUSANT TO DIVORCE DECREE CASE NO. DR 03-2947-JCC.

SUBJECT TO: Easements, restrictive covenants, right of ways as shown by the public records and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this ^{6th}29TH day of ~~June~~, 2004.

July

Debra A Meggs
DEBRA A. MEGGS

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that DEBRA A. MEGGS, whose names 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 and with full authority on the day the same bears date.

GIVEN under my hand and seal this ^{29TH}day of ~~June~~, 2004.

My Commission Exp:

4/19/06

29th day of July 2004

[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PKWY, STE 630
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
JAMES M. MEGGS, JR.
5404 WOODFORD DR.
BIRMINGHAM, AL. 35243