

# WARRANTY DEED

State of Alabama  
SHELBY County

SEND TAX NOTICE TO:  
BONNIE MCCLAIN  
310 MILLS WAY  
PELHAM, ALABAMA 35124

**Know all men by these presents:**

That in consideration of **One Hundred Twenty-Nine Thousand and 00/100 (\$129,000.00)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**HEIDEMARIE WAITS A single PERSON**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:

**BONNIE MCCLAIN**

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 106, ACCORDING TO THE RECORDED MAP OF BUILDERS GROUP ADDITION TO THE GLEN AT STONEHAVEN PHASE ONE, AS RECORDED IN MAP BOOK 27, PAGE 64 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA SITUATED IN SHELBY COUNTY, ALABAMA

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

**\$76,000.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.**

TO HAVE AND TO HOLD to the said grantee, **BONNIE MCCLAIN** his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this 23rd day of July, 2004.

Heidemarie Waits  
HEIDEMARIE WAITS

STATE OF ALABAMA

COUNTY SHELBY General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that HEIDEMARIE WAITS A PERSON 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 2004.

My Malone  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/12/06

66921

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

