


This instrument was prepared by
Billy C. Jewell
5280 Old Springville Road
Pinson, Alabama 35126

Send Tax Notice To:
Willie Diane Mayweather
209 Brynleigh Circle
Chelsea, Alabama 35043

WARRANTY DEED


20041214000682540 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
12/14/2004 12:03:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00)** Dollars
to the undersigned grantor, or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, I,
BRYAN SHANAHAN, A MARRIED MAN
(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

WILLIE DIANE MAYWEATHER, AN UNMARRIED WOMAN
(herein referred to as grantee, whether one or more), the following described real estate situated in **SHELBY** County,
Alabama, to-wit:

Lot 203, according to the Survey of Brynleigh Estates, 2nd Sector, as recorded in Map Book 21, Page 65, in the Probate Office of Shelby County, Alabama.

Subject to taxes.
Subject to easements, restrictions, covenants and reservations of record, if any.

The above property being conveyed is not the homestead of the Grantor or his spouse.

\$215,000.00 of the above proceeds were derived from a purchase mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said **GRANTEE**, his, her, or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said **GRANTEE**, their 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**, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this **29th** day of **November, 2004**.



BRYAN SHANAHAN (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **BRYAN SHANAHAN, a married man**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the **29th** day of **November, 2004**.


NOTARY PUBLIC
MY COMMISSION EXPIRES: **Aug 19, 2006**
NOTARY PUBLIC STATE OF ALABAMA AT LAW
BONDED - \$10,000

