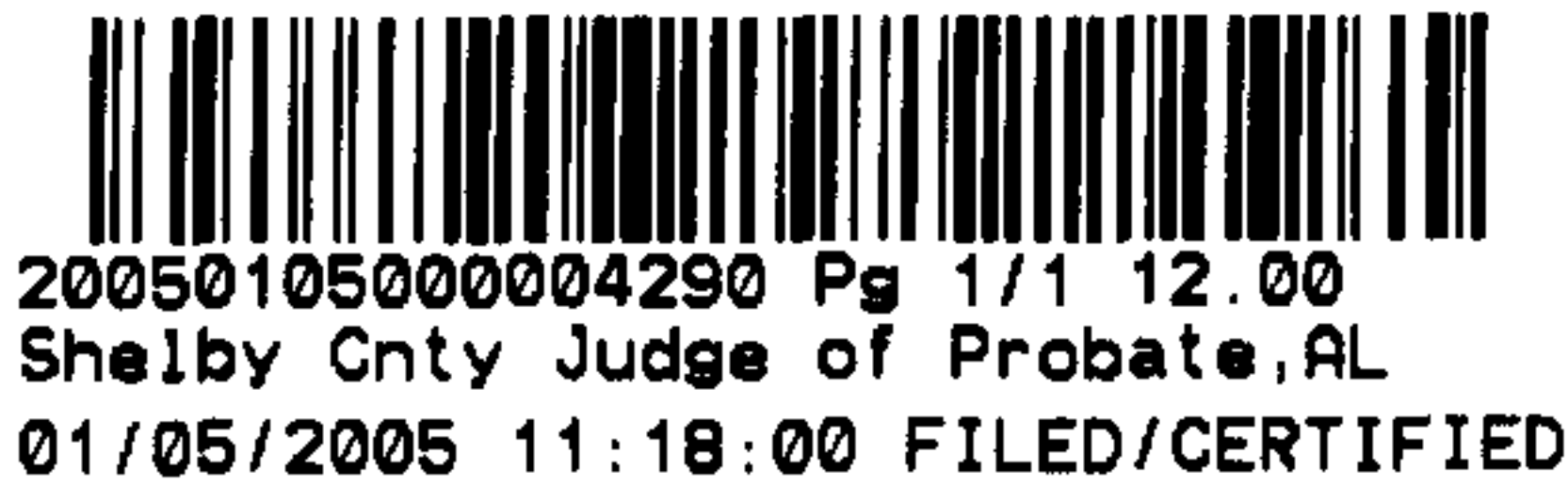


This instrument was prepared by:  
FOSTER & ASSOCIATES, LLC  
Attorney Alan L. Foster  
1816 – A 28<sup>th</sup> Avenue South  
Homewood, Alabama 35209

Send Tax Notice To:  
Johnny L. Sawyer  
40 Williams Drive  
Alabaster, Alabama 35007



STATE OF ALABAMA )  
COUNTY OF Shelby ) : **WARRANTY DEED**

THIS INDENTURE, made and entered into on this the 30<sup>th</sup> day of **December, 2004** by and between **Antoinette Grossman, an unmarried woman**, hereinafter referred to as Grantor(s), and **Johnny L. Sawyer**, hereinafter referred to as Grantee(s):

WITNESSETH:

That for and in consideration of the sum of **One Hundred Thirty Five Thousand Dollars, and 00/100 (\$135,000.00)**, the receipt of which is hereby acknowledged, Grantor(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in and being in the County of **Shelby**, State of Alabama, to wit:

**Lot 40, according to the Survey of Scottsdale, as recorded in Map Book 6, page 101, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:  
All restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of **Shelby** County, Alabama.

**GRANTEE(S) IS/ARE EXECUTING SIMULTANEOUSLY HERewith A PURCHASE MONEY MORTGAGE in favor of Bank of America for \$135,000.00.**

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, forever; together with every contingent remainder and right of reversion.

Grantor(s) represent and covenant with Grantee, her/his heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor(s) will forever warrant and defend Grantee, her/his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals on this the day and in the year first herein above written.

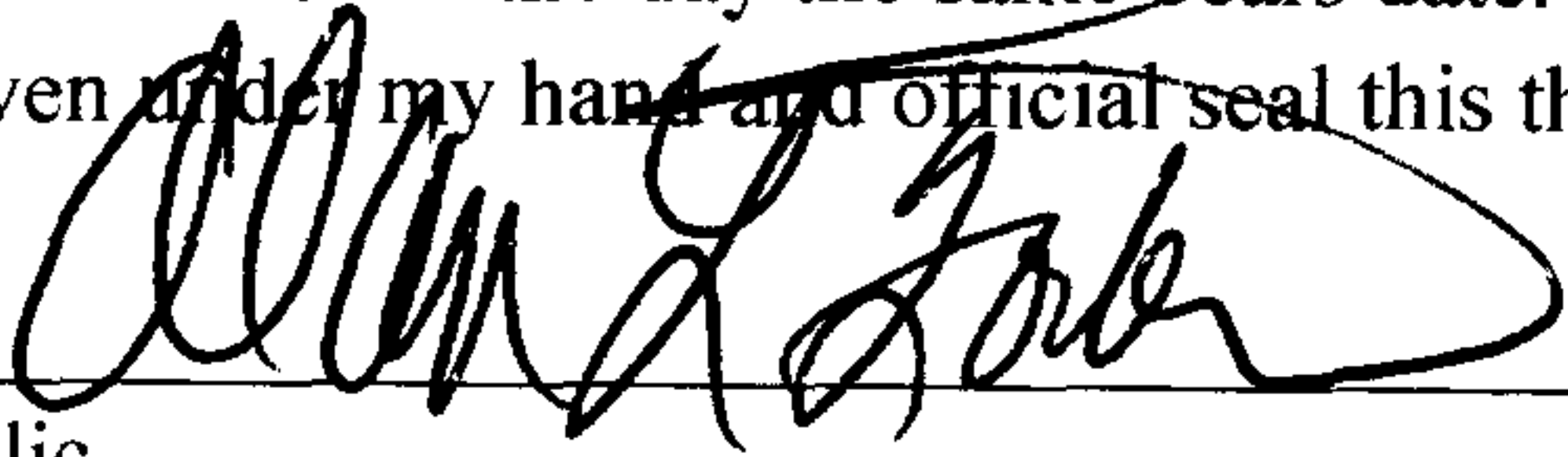
  
**Antoinette Grossman, Grantor**

\_\_\_\_\_  
**, Grantor**

STATE OF ALABAMA )  
COUNTY OF Shelby ) : Acknowledgment

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Antoinette Grossman, an unmarried woman**, 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 as his act on the day the same bears date.

Given under my hand and official seal this the **30th day of December, 2004**

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: February 25, 2008

