

This instrument prepared by:
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To:
Elizabeth Deffenbaugh
713 Colonial Drive
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of **One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars (\$169,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Michael Dion James and Angela Jackson-James, Husband and Wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Elizabeth Deffenbaugh

herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45AA, according to a Resurvey of Valley Forge, Lots 44 and 45, as recorded in Map Book 21, Page 7, in the Probate Office of Shelby County, Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$169,900.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

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

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.


And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or 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 GRANTEE, his, her, its, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, Michael Dion James and Angela Jackson-James, Husband and Wife, has hereunto set their, his, her or their signature(s) and seal(s), this the 27th day of January, 2005.

_____(Seal)


_____(Seal)
Michael Dion James

_____(Seal)



_____(Seal)
Angela Jackson-James

_____(Seal)

_____(Seal)


STATE OF ALABAMA }

COUNTY OF JEFFERSON }


20050208000064150 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
02/08/2005 13:51:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Dion James and Angela Jackson-James, Husband and Wife, 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 on the day the same bears date.

Given under my hand and official seal this 27th day of January, 2005.



Notary Public

My Commission Expires: 