This instrument was prepared by

Daniel P. Rosser Attorney at Law P.O. Box 59501 Birmingham, AL 35259

SEND TAX NOTICE TO:

20050401000150260 1/1 \$13.00 Shelby Cnty Judge of Probate, AL 04/01/2005 01:48:38PM FILED/CERT

Catherine L Finney
524 Trey moor Lake Circle

Shelby County, AL 04/01/2005 State of Alabama

Deed Tax:\$2.00

WARRANTY DEED

Alabaster

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of <u>ONE HUNDRED NINE THOUSAND NO/100'S</u> (\$109,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, <u>JAMES CARDWELL AND KIMBERLY CARDWELL</u>, <u>HUSBAND AND WIFE</u> (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, <u>CATHERINE LEMENNEY</u> (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in <u>SHELBY</u> County, Alabama to-wit:

Lot 507, according to the Survey of Weatherly Aberdeen-Sector 18, as recorded in Map Book 21, Page 148, in the Probate Office of Shelby County, Alabama.

\$107,315.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is <u>524 Treymoor Lake Circle, Alabaster, Alabama</u>, SHELBY County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

ENDFIELD And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, <u>JAMES CARDWELL AND KIMBERLY CARDWELL, HUSBAND AND WIFE</u>, have hereunto set my (our) hand(s) and seal(s) this <u>28th</u> day of <u>MARCH</u>, <u>2005</u>.

JAMES CARDWELL

KIMMONO (MOUVEL) SEAN

KIMBERLY CARDWELL

STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that <u>JAMES</u> <u>CARDWELL AND KIMBERLY CARDWELL</u>, <u>HUSBAND AND WIFE</u> whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seaf this 28TH day of MARCH, 2005

Notany Public

My commission expires:

