

STATE OF ALABAMA)
COUNTY OF SHELBY)

SV 225,000
LA 199,000

271,000

Heritage Title, LLC
2521 Hillcrest Rd. Suite C
Mobile, Alabama 36695



20050419000183600 1/2 \$41.00
Shelby Cnty Judge of Probate, AL
04/19/2005 10:56:25AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **WAYNE A. GREEN** and **DEBORAH GREEN**, husband and wife, hereinafter called the Grantors, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to the said Grantor by **WAYNE A. GREEN** and **DEBORAH GREEN**, husband and wife, hereinafter referred to as the Grantees, do hereby GRANT, BARGAIN, SELL, and CONVEY unto the said Grantees, as TENANTS IN COMMON, with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of them, all of those certain parcels of real property situated in the State of Alabama, County of SHELBY, and more particularly described as follows, viz:

Lot 22-A, according to a re-survey of Lots 21, 22, 53-55, 58-63 and 86-89, of Amended Map of Hickory Ridge, as recorded in Map Book 13 Page 147 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

The Grantors warrant that no portion of the above-described property constitutes any portion of the homestead of Jacqueline A. Green or her spouse (if married).

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the said Grantees, as TENANTS IN COMMON, with survivorship as stated hereinabove, in fee simple, forever.

AND except as to the above and taxes hereafter falling due which are assumed by the Grantees, the Grantors, for themselves, their heirs and assigns, hereby covenants with the Grantees, their heirs and assigns, that they are seized of an indefeasible estate in and to said property, that said property is free and clear from any and all encumbrances not hereinabove mentioned, and that they do hereby WARRANT and WILL FOREVER DEFEND the title of said property against the lawful claims of all persons whomsoever.

This deed has been prepared by the Law Office of Robert D Selwyn at the request of Heritage Title, LLC, based on information provided to the Law Office of Robert D Selwyn by Heritage Title, LLC. The Law Office of Robert D Selwyn did not independently perform any type of title examination on the subject property. This deed is based solely on the information provided to the Law Office of Robert D Selwyn by Heritage Title, LLC.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this, the 16th day of March 2005.

Wayne A. Green
WAYNE A. GREEN

Deborah Green
DEBORAH GREEN

STATE OF Alabama)
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared WAYNE A. GREEN and DEBORAH GREEN, whose names as Grantors are signed to the foregoing conveyance, and who are known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this, the 16 day of March 2005.

Beverly B. Meadors
Notary Public in and for the
State of Alabama at Large
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 22, 2006
BORNEN THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT WAS PREPARED BY
Robert D. Selwyn, Attorney at Law
900 Bienville Blvd, PO Box 313
Dauphin Island AL 36528
(251) 861-3213

Grantees' Address:

5140 Willow Way
Birmingham, AL 35242

Shelby County, AL

State of Alabama

Shelby County, AL 04/19/2005

State of Alabama

Deed Tax: \$27.00

SOURCE OF TITLE: _____