


This Instrument Was Prepared By:
John or Jim Holliman
2491 Pelham Pkwy
Pelham, Al 35124


20050503000211410 1/2 \$38.00
Shelby Cnty Judge of Probate, AL
05/03/2005 01:56:50PM FILED/CERT

\$120,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Benjamin O. Willis and Colleen P. Willis, aka Colleen P. Donovan husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Cheryl L. Litchfield, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 537 according to the Survey of Weatherly Aberdeen Sector 18 as recorded in Map Book 21, Page 148, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$96,000.00 was paid from first mortgage recorded herewith.

Grantee's address: 825 Treymor Lake Circle
Alabaster, Alabama 35007

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

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof;

Shelby County, AL 05/03/2005
State of Alabama

Deed Tax: \$24.00

that GRANTORS have a good right to sell and convey the same as
aforesaid; that GRANTORS will and their heirs and assigns shall,
warrant and defend the same to the said GRANTEE, their heirs and
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
on this the 27th day of April, 2005.

Benjamin O. Willis
Benjamin O. Willis

Colleen P. Willis
Colleen P. Willis

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county
in said state, hereby certify that Benjamin O. Willis and Colleen
P. Willis, husband and wife, 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 27th day of
April, 2005.

James A. Holliman
Notary Public

My Commission Expires:

JAMES A. HOLLIMAN
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MARCH 12, 2009