20050525000254950 1/1 $16.50
Shelby Cnty Judge of Probate,AL
05/25/2005 12:58:38PM FILED/CERT

WARRANTY DEED

Shelby County, AL 05/25/2005
State of Alabama

Deed Tax:$5.50

STATE OF ALABAMA]
COUNTY OF SHELBY]

That in consideration of One Hundred Six Thousand and no/100s Dollars [$106,000.00] and other good and valuable consideration to the undersigned Grantor, Melanie L. Bottoms and Jacob M. Schuler, husband and wife, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Zachary P. McNutt, a single man, (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama, to wit:

7543 Spencer Lane, Helena, AL 35080

Lot 22-A, according to the Survey of Wyndham Town Homes, as recorded in Map Book 24, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to all easements, limitations, conditions, restrictions, covenants, mineral & mining rights, rights of way of record; taxes for 2005 and subsequent years not yet due and payable.

Subject to mortgage in the amount of $84,800.00 [Eighty Four Thousand Eight Hundred & no/100s Dollars].

Subject to a 2nd mortgage in the amount of $15,900 [Fifteen Thousand Nine Hundred & no/100s Dollars].

TO HAVE AND TO HOLD, to the said GRANTEE, his heirs, executors, successors and assigns forever.

AND SAID GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEE, his 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 GRANTORS have a good right to sell and convey the same as aforesaid, and that GRANTORS will and their successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 25 day of May, 20 05.

Melanie L. Bottoms
GRANTOR, Melanie L. Bottoms

Jacob M. Schuler
GRANTOR, Jacob M. Schuler

STATE of ALABAMA
COUNTY of Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Melanie L. Bottoms and Jacob M Schuler, husband & 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25 day of May, 2005.

Sherry H Thomas
NOTARY PUBLIC
My Commission Expires: 12/16/2007

INSTRUMENT PREPARED BY:
Law Office of Sherry H Thomas, LLC
Chase Commerce Park, Suite 109
3821 Lorna Road
Birmingham, AL 35244

SEND TAX NOTICE TO:
Mr. Zachary P. McNutt
7543 Spencer Lane
Helena, AL 35080