

Send Tax Notice To:
Wayne E. Dutt
427 Northlake Road
Birmingham, Alabama 35242
PID# 038340010007000

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Two Hundred Twenty-Five Thousand and 00/100 (\$225,000.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof I
acknowledged, I or we,

Timothy J. Scherer and Tracy T. Scherer, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Wayne E. Dutt

(herein referred to as Grantee, whether one or more), in fee simple, together with every
contingent remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of North Lake At Greystone, Phase 3, as
recorded in Map Book 23, Page 3, in the Probate Office of Shelby County,
Alabama.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2005 and subsequent years not yet due and
payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident
thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

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

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.


Shelby County, AL 06/21/2005
State of Alabama

Deed Tax: \$225.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 15th day of June, 2005.



Timothy J. Scherer




Tracy T. Scherer

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy J. Scherer and Tracy T. Scherer, 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 15th day of June, 2005.



NOTARY PUBLIC
MY COMMISSION EXPIRES:09/21/06

OUR FILE NO.: 05054RB

This instrument prepared by: (SEAL)
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road # B-3
Birmingham, AL 35242


20050621000308370 2/2 \$239.00
Shelby Cnty Judge of Probate,AL
06/21/2005 12:06:11PM FILED/CERT