20050629000323660 1/1 $217.50
Shelby Cnty Judge of Probate,AL
06/29/2005 12:34:33PM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
300 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Wayne E. Dutt
427 North River Drive
Birmingham, Alabama 35242

Shelby County, AL 06/29/2005
State of Alabama

Deed Tax:$206.50

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Six Thousand Five Hundred and 00/100 Dollars ($206,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Sallie Stearns, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Wayne E. Dutt

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama:

Lot 38, according to the Survey of the Final Record Plat of Greystone Farms, Mill Creek Sector, Phase 2, as recorded in Map Book 21, Page 21 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:
(1) 2005 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 20th day of June, 2005.

Sallie Stearns (Seal)
Sallie Stearns

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Sallie Stearns, whose name 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 ~~he~~/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, 2005.

Notary Public: David P. Condon
My Commission Expires: 2-12-06