

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden

LISA F. MASTERS

230 WILLOW POINT CIRCLE

PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

ALABASTER, ALABAMA 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

## WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY SIX THOUSAND FOUR HUNDRED DOLLARS and 00/100 (\$96,400.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MELISSA A. SMITH and JERRY A. SMITH, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LISA F. MASTERS, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

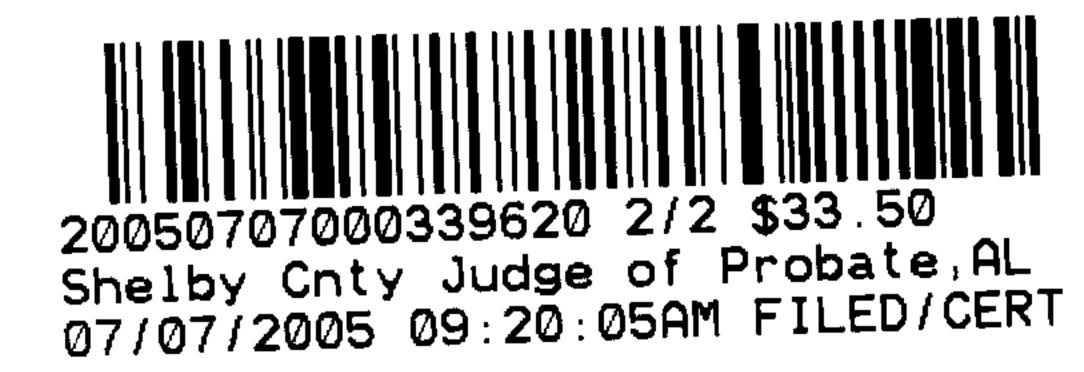
LOT 24, ACCORDING TO THE SURVEY OF WILLOW POINT, PHASE 2, AS RECORDED IN MAP BOOK 22, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

## SUBJECT TO:

- 1. 2005 AD VALOREM TAXES NOT YET DUE AND PAYABLE.
- 2. ALL MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTORS.
- 3. ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS AND ENCUMBRANCES OF RECORD.
- 4. 20 FOOT BUILDING SET-BACK LINE FROM WILLOW POINT CIRCLE AS SHOWN ON RECORD MAP(S).
- 5. RESTRICTIONS AND COVENANTS APPEARING OF RECORD UNDER INSTRUMENT NUMBER 1997-6692.
- 6. EASEMENT(S)/RIGHT(S) OF WAY GRANTED ALABASTER WATER AND GAS AS RECORDED IN SHELBY INSTRUMENT NUMBER 1993-22320.

\$77,120.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$19,280.00 of the consideratin herein was derived from a mortgage closed simultaneously herewith .



\*\*MELISSA A. SMITH NAMED HEREIN IS ONE AND THE SAME AS MELISSA A. WASHBURN, GRANTEE IN DEED RECORDED UNDER INSTRUMENT NUMBER 20040210000070230."

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MELISSA A. SMITH and JERRY A. SMITH, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 24th day of June, 2005.

MELISSA A. SMITH

JERRY A. SMITH

Shelby County, AL 07/07/2005 State of Alabama

STATE OF ALABAMA)
COUNTY OF SHELBY)

Deed Tax: \$19.50

## ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MELISSA A. SMITH, JERRY A. SMITH 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 24th day of June, 2005.

Notary Public

My commission expires:\_\_\_

7.29.06