This instrument was prepared by:
FOSTER & ASSOCIATES, LLC
Attorney Alan L. Foster
529 Beacon Parkway West, Suite 104
Birmingham, Alabama 35209

Send Tax Notice To:
Owen Fweta and Agnes Fweta
116 Macon Court
Calera, AL 35040

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Shelby C	nty Judge	e of Pro	bate, A	L
07/07/20	05 11 29	240M F	ILED/CE	R

STATE OF ALABAMA

WARRANTY DEED

COUNTY OF SHELBY

THIS INDENTURE, made and entered into on this the 28th day of June, 2005 by and between Jessup Standifer and Ali Standifer, husband and wife, hereinafter referred to as Grantor(s), and Owen Fweta and Agnes Fweta, hereinafter referred to as Grantee(s):

WITNESSETH:

That for and in consideration of the sum of One Hundred Thirty Nine Thousand Nine Hundred Dollars and 00/100 (\$139,900.00), the receipt of which is hereby acknowledged, Grantor(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in and being in the County of **EKERY*****

State of Alabama, to wit:

Lot 229, according to the Survey of Savannah Fointe Sector II, Phase II, as recorded in Map Book 27, Page 103, in the Probate Office of SHELBY County, ALABAMA.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSE.

SUBJECT TO:

SHELBY ANTEE(S) IS/ARE EXECUTING SIMULTANEOUSLY HEREWITH A PURCHASE MONEY MORTGAGE in favor of Bank of America for \$139,900.00.

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, forever; together with every contingent remainder and right of reversion.

Grantor(s) represent and covenant with Grantee, her/his heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor(s) will forever warrant and defend Grantee, her/his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals on this the day and in the year first herein above written.

Jessup Standifer, Grantor

Ali Standifer, Grantor

STATE OF ALABAMA

Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Jessup Standifer and Ali Standifer**, 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 as his act on the day the same bears date.

NOTARY

PUBLIC

Wen under my hand and official seal this the 28th day of June, 2005

Notary Public

My Commission Expires: February 25, 2008