


THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244  
STATE OF ALABAMA )

GRANTEE'S ADDRESS:  
Annie B. Austin  
128 Cove Lane  
Pelham, Alabama 35124

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

  
20050708000342840 1/1 \$186.00  
Shelby Cnty Judge of Probate, AL  
07/08/2005 12:23:40PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Seventy-Five Thousand and 00/100 (\$175,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Amanda M. Giddens and Michael P. Giddens, wife and husband** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Annie B. Austin**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

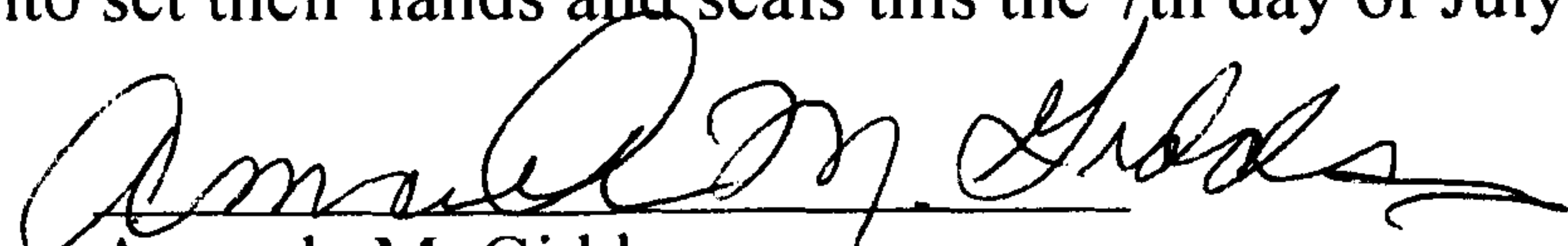
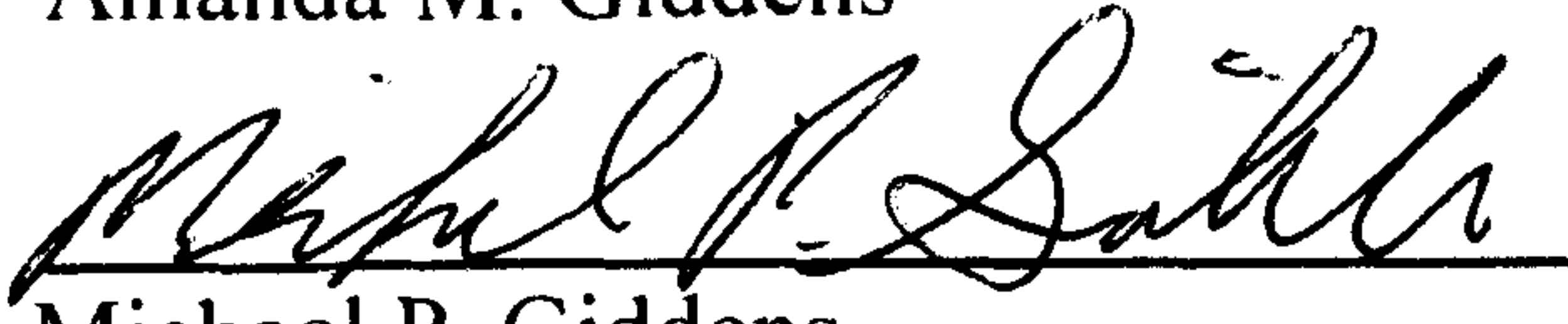
Lot 2808, according to the Survey of Weatherly Highlands the Cove, Sector 28, Phase 1, as recorded in Map Book 27, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 7th day of July, 2005.

  
Amanda M. Giddens  
  
Michael P. Giddens

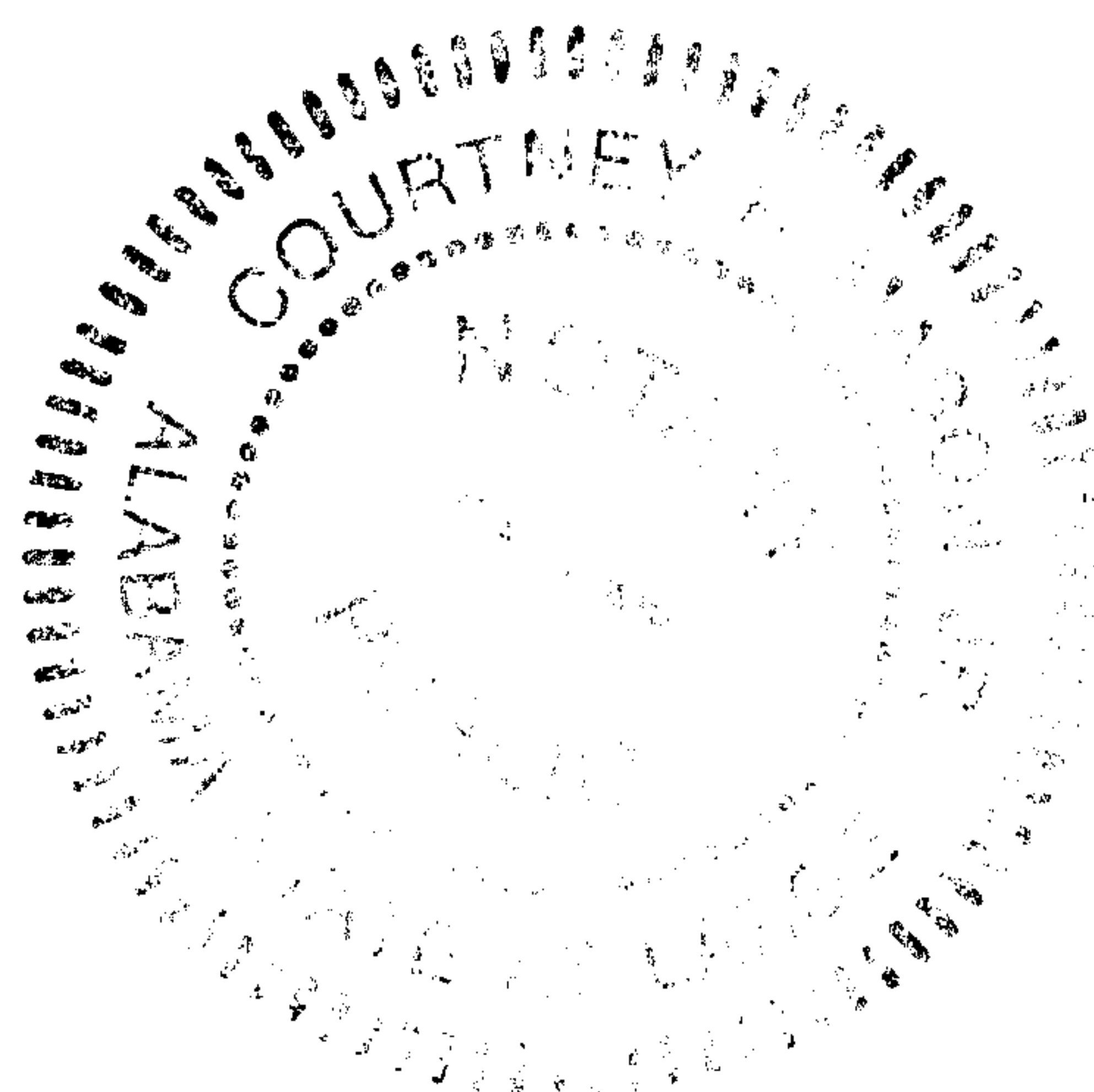
STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Amanda M. Giddens and Michael P. Giddens, wife and husband 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of July, 2005.

  
NOTARY PUBLIC  
My Commission Expires: 3/17/07



COURTNEY H. MASON, JR.  
COMMISSION EXPIRES MARCH 6, 2007

Shelby County, AL 07/08/2005  
State of Alabama  
Deed Tax: \$175.00