20050803000394030 1/1 $12.00
Shelby Cnty Judge of Probate,AL
08/03/2005 02:01:00PM FILED/CERT

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Victoria G. Foreman
627 Bayhill Road
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Myron G. DeShazo, Jr., an unmarried man** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Victoria G. Foreman, an unmarried woman** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 3, according to the Map and Survey of Heatherwood Forest, Sector I, as recorded in Map Book 13, Page 144, in the Probate Office of Shelby County, Alabama.

Note: $380,000.00 of the above purchase price is in the form of a mortgage in favor of First Franklin Financial Corporation, executed and recorded simultaneously herewith.

Note: Myron G. DeShazo, Jr. is the surviving grantee of that certain deed recorded in Book 283, page 722; the other grantee, Carolyn H. DeShazo having died on or about March 1, 2003.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the **28th** day of **July, 2005**.

Myron G. DeShazo, Jr.

Myron G. DeShazo, Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Myron G. DeShazo, Jr., an unmarried man**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **28th** day of **July, 2005**.

G. Wray Morse - Notary Public

My Commission Expires: **9/10/2008**

G. WRAY MORSE NOTARY PUBLIC ALABAMA STATE AT L