700269

This instrument was prepared by

Esco and Benson, LLC
547 South Lawrence Street
Montgomery, AL 36104

SEND TAX NOTICE TO:

Anne E. Price
143 Belvedere Place
Alabaster, AL 35007

20050908000465310 1/1 $12.00
Shelby Cnty Judge of Probate,AL
09/08/2005 01:30:26PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED NO/100'S ($152,500.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **JOHN CARLISLE DENNIS, IV, AN UNMARRIED MAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **ANNE E. PRICE** (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in **SHELBY County, Alabama to-wit:**

LOT 397, ACCORDING TO THE SURVEY OF WEATHERLY BELVEDERE, SECTOR 23, AS RECORDED IN MAP BOOK 21, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$120,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is **143 BELVEDERE PLACE, ALABASTER, ALABAMA 35007**, SHELBY County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, **JOHN CARLISLE DENNIS, IV**, have hereunto set my hand and seal this **29TH** day of **AUGUST**, **2005**.

John Carlisle Dennis IV (SEAL)
JOHN CARLISLE DENNIS, IV

STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **JOHN CARLISLE DENNIS, IV** 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 **29TH** day of **AUGUST**, **2005**.

Notary Public
My commission expires:_____

DAVID A. BEDGOOD
NOTARY
EXP. 8-27-07
PUBLIC
ALABAMA STATE AT LARGE