

SENI) TAX NOTICE TO: MERRIE CHARLOTTE HOLCOMBE 105 SHADY HILLS CIRCLE CALERA, ALABAMA 35040

## WARRANTY DEED

STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of 129,900.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, BOBBY RAY SELLERS, JR., A MARRIED MAN, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto MERRIE CHARLOTTE HOLCOMBE, a single woman, (herein referred to as GRANTEE(S), their heirs and assigns, the following described

real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF SHADY HILLS, AS RECORDED IN MAP BOOK 16, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$103,920.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.
\$25,980.00 of the purchase price received above was paid from a second purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HA'/E AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GFIANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARFANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of November, 2005.

WITNESS

BOBBY RAY SELLERS, JR.

(L.S.)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that BOBBY RAY SELLERS, JR., A MARRIED MAN, whose name(s) 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 3rd day of November, 2005.

Notary Public

My commission expires:

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

MY COMMISSION EXPIRES 6/18/06