

WARRANTY DEED

20051118000603520 1/1 \$13.50
Shelby Cnty Judge of Probate, AL
11/18/2005 01:40:33PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$150,000.00** to the undersigned Grantor(s), **Jerry L Monday, an unmarried man**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Monica T Watson** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of third Addition to Ashford Heights, as recorded in Map Book 17, Page 144, in the Probate Office of Shelby County, Alabama.

**Address of Property: 155 Ashford Lane
Alabaster, Alabama 35007**

Shelby County, AL 11/18/2005
State of Alabama

Deed Tax: \$2.50

Subject to taxes for the year 2006 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$147,682.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 9th day of November, 2005.

By: *Jerry L Monday*
**Jerry L Monday, (As His Attorney-in-Fact
Robert Perothers) Grantor**
Robert Perothers

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jerry L Monday, an unmarried man, (As his Attorney in Fact Robert Perothers)**, 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 on the day the same bears date.

Given under my hand and official seal this 9th day of November, 2005.

Shirley C Belf
Notary Public

Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 19, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

This Instrument Prepared By:
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Monica T Watson
155 Ashford Lane
Alabaster, Alabama 35007