

20051208000636160 1/1 \$18.00
Shelby Cnty Judge of Probate, AL
12/08/2005 12:51:22PM FILED/CERT

Shelby County, AL 12/08/2005
State of Alabama
Deed Tax: \$7.00

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *One Hundred Forty Thousand Dollars (\$140,000)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Jeremy W. Coffey, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joyce W. Cain** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 19, according to the Survey of Tocoa Parc, Phase I, as recorded in Map Book 23, Page 124 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

***\$133,000.00 of the above consideration is being paid by two purchase money mortgages filed simultaneously herewith.**

***Grantor herein constitutes subject property is not his homestead or that of his spouse.**

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 (we) have hereunto set my (our) hand(s) and seal(s) this

6th day of December, 2005.

Jeremy W. Coffey (Seal)

STATE OF ALABAMA

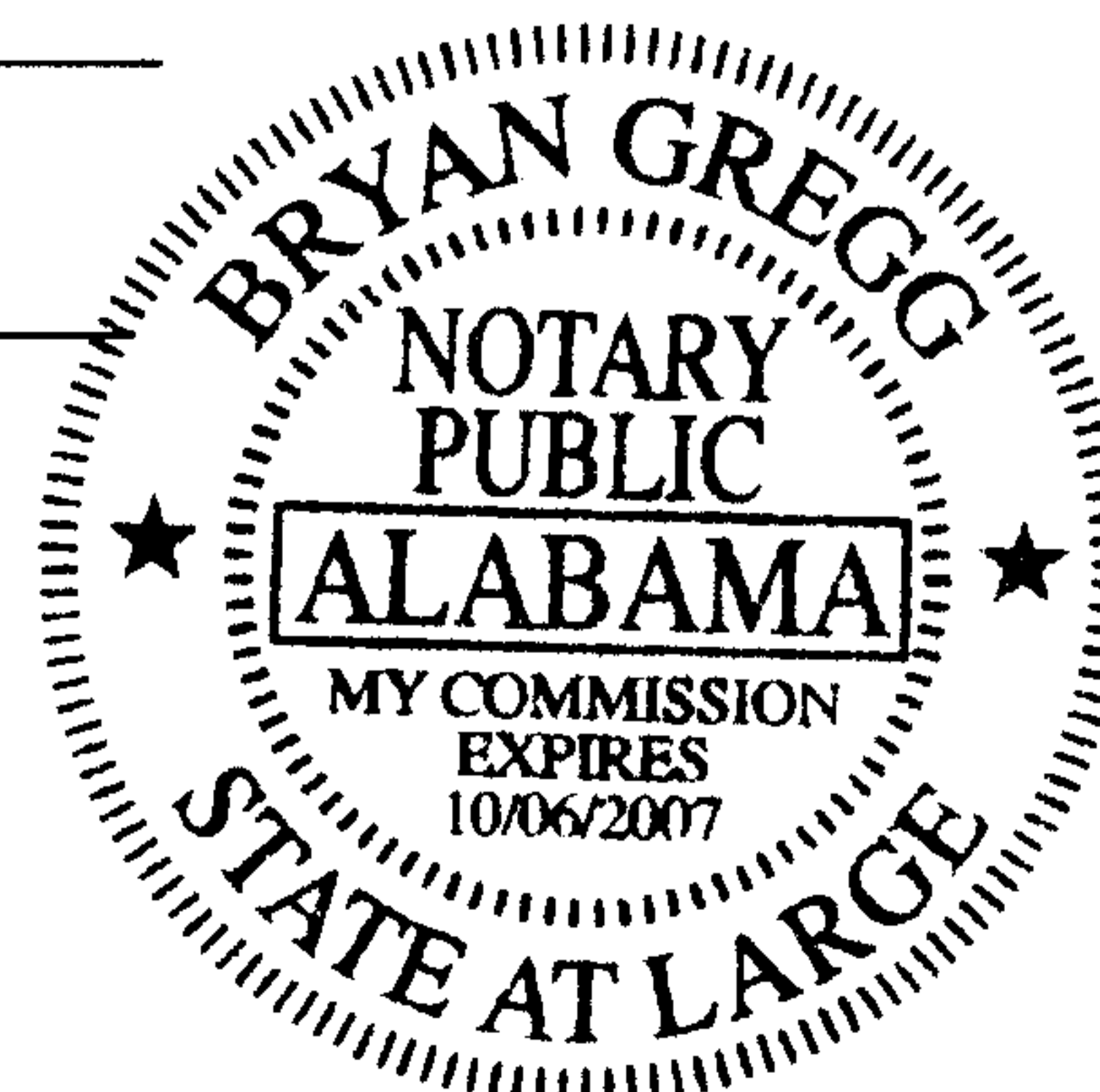
COUNTY OF Shelby

I, Jeremy W. Coffey, a Notary Public, in and for said County in said State, hereby certify that **Jeremy W. Coffey** whose name(s) is/are signed as 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 this 6th day of December, 2005.

Bryan Gregg
Notary Public
My Commission Expires: 10-6-2007

Send Tax Notice To & This Instrument Prepared By:
Joyce W. Cain
105 Tocoa Circle
Helena, AL 35080



Tillee

05-0556