20051209000639380 1/2 \$33.00 Shelby Cnty Judge of Probate, AL 12/09/2005 03:26:54PM FILED/CERT

This Instrument Was Prepared By: John or Jim Holliman 2491 Pelham Pkwy Pelham, Al 35124

Shelby County, AL 12/09/2005 State of Alabama

Deed Tax:\$19.00

\$186,000.00

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 Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Billy Ray Foster and Janice Lee Foster, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto David E. McMahon the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 425 according to the Survey of Shelby Forest Estates, 4th Sector as recorded in Map Book 26, Page 19, Shelby County, Alabama Records.

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

\$147,400.00 was paid from first mortgage recorded herewith.

Grantee's address: 1382 1Hersy Forest Court, Alabama 35043

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

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are 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 GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

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