20051216000651980 1/2 \$37.00 Shelby Cnty Judge of Probate, AL 12/16/2005 03:44:38PM FILED/CERT

This Instrument Was Prepared By: Christopher R. Smitherman, Attorney At Law Law Offices of Christopher R. Smitherman, LLC Post Office Box 261 Montevallo, Alabama 35115 (205) 665-4357 Send Tax Notice: Sipsey Development, L.L.C. P.O. Box 15 Montevallo, Alabama 35115

STATE OF ALABAMA)	
)	WARRANTY DEED
SHELBY COUNTY)	

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sandra Lawley and husband, Michael D. Miller, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Sipsey Development, L.L.C., an Alabama Limited Liability Company, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 47, according to the survey of Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7, Page 152 in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to all items of record.

Note: Sandra Lawley and Sandra L. Miller are one and the same person.

Note: Sandra L. Miller is the surviving grantee in that certain deed recorded in Real Book 327, Page 193. The other grantee, Joseph E. Miller, is deceased, having died on or about May 15, 1996.

Note: Purchase money first mortgage executed by grantee(s), on even date herewith, in favor of <u>The Peoples Bank & Trust Company</u>, in the sum of \$92,000.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 9th day of <u>December</u>, 2005.

<u>GRANTORS</u>

___(L.S.)

Michael D. Miller Lawley

_ (L.S.)

Sandra Lawler

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STATE OF ALABAMA)	
)	ACKNOWLEDGMENT
SHELBY COUNTY)	

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted names, *Sandra Lawley and Michael D. Miller*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 9th day

of December, 2005.

NOTARY PUBLIC

My Commission Expires:_

Shelby County, AL 12/16/2005 State of Alabama

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Deed Tax:\$23.00