

**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:
Ronald W. Nelson
4015 St. Charles Drive
Hoover, AL 35242

**STATE OF ALABAMA)
SHELBY COUNTY)
WARRANTY DEED)**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Fifty-One Thousand One Hundred Thirty and 93/100 Dollars (\$51,130.93)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lynn J. Nelson**, an **unmarried person**, hereinafter called "Grantors," do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **Ronald W. Nelson**, an **unmarried person**, 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 No. 17 and the East half of Lot No. 16, according to Map of Houlditch Subdivision in Section 21, Township 22 South, Range 3 West, as recorded in Map Book 4, on Page 39, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to all items of record.

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 2nd day of December, 2005.

GRANTOR

 (L.S.)

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

Deed Tax: \$51.50

**STATE OF ALABAMA)
SHELBY COUNTY)
ACKNOWLEDGMENT)**

I, Chris Smith, a Notary Public for the State at Large, hereby certify that the above posted name, Lynn J. Nelson, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 2nd day of December, 2005.

NOTARY PUBLIC
My Commission Expires: 5/13/2008