

Shelby Cnty Judge of Probate, AL 01/19/2006 02:16:42PM FILED/CERT Shelby County, AL 01/19/2006 State of Alabama

Deed Tax: \$920.00

Y DEED

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

Send Tax Notice To: James G. Nelson 2307 Highway 331 Columbiana, Alabama 35051

STATE OF ALABAMA)	
	•	GENERAL WARRANT
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Million Five Hundred Twenty Thousand and 00/100 (\$1,520,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Charles H. McGregor, and wife, Lesa McGregor, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, James Nelson and Joni Nelson as Trustees under the NELSON LIVING TRUST dated July 25, 2005, (hereinafter referred to as GRANTEE), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Tract 2, according to the Final Plat of the McGregor Cabin as recorded in Map Book 36, Page 50 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

\$600,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns torever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 30th day of December, 2005.

Made A Mc Sugar Charles H. McGregor

Lesa McGregor

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles H. McGregor, and wife, Lesa McGregor, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of December, 2005.

NOTARY PUBLIC

My Commission Expires:

