20060307000107680 1/1 \$20.00 Shelby Cnty Judge of Probate, AL 03/07/2006 03:43:25PM FILED/CERT

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, AL 35244-1728

Send Tax Notice to: Emily C. Rainwater 1266 Old Cahaba Trace Helena, Alabama 35080

STATE OF ALABAMA COUNTY OF SHELBY

## STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Shelby Resources, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Emily C. Rainwater, an unmarried woman** (hereinafter referred to as GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 307, according to the Survey of Old Cahaba Oak Ridge Sector, as recorded in Map Book 25, Page 59, in the Probate Office of Shelby County, Alabama.

Note: \$144,000.00 & \$27,000.00 of the above purchase price is in the form of mortgages in favor of SunTrust Mortgage, Inc., executed and recorded simultaneously herewith.

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

**SUBJECT TO STATUTORY RIGHT OF REDEMPTION** of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

**PROPERTY SOLD AS IS** and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, Shelby Resources, Inc. has hereunto set its signature by Michael D. Phillips its President on this the 1st day of March, 2006.

Shelby Resources, Inc.

Michael D. Phillips, President

STATE OF ALABAMA )
COUNTY OF SHELBY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Michael D. Phillips** as **President** of **Shelby Resources, Inc., an Alabama corporation**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 1st day of March, 2006.

G. Wray Morse - Notary Public

My Commission Expires: 9/10/2008

Shelby County, AL 03/07/2006 State of Alabama

Deed Tax:\$9.00

Chairmy Service