



20060421000186700 1/1 \$11.50
Shelby Cnty Judge of Probate, AL
04/21/2006 09:06:52AM FILED/CERT

SEND TAX NOTICE TO: TANYA HIERS
2832 INVERNESS POINT DRIVE
BIRMINGHAM, AL. 35242

Shelby County, AL 04/21/2006
State of Alabama

Deed Tax: \$.50

WARRANTY DEED

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$568,900.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **TIA M. KENNEDY and JOHN KENNEDY, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **TANYA L. HIERS, AN UNMARRIED WOMAN**, (herein referred to as GRANTEE(S)), their heirs and assigns, the following described real estate, situated in the County of ~~SHELBY~~ SHELBY, and State of Alabama, to-wit:
& Jefferson

LOT 9, IN BLOCK 4, ACCORDING TO THE SURVEY OF INVERNESS POINT, PHASE II, AS RECORDED IN MAP BOOK 13, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND MAP BOOK 159, PAGE 30 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

\$568,850.00 of the purchase price received above was paid from a first and second purchase money mortgage.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4th day of April, 2006.

WITNESS:

Tia M. Kennedy (L.S.)
TIA M. KENNEDY
John Kennedy (L.S.)
JOHN KENNEDY

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that TIA M. KENNEDY and JOHN KENNEDY, HUSBAND AND WIFE, whose name(s) 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 4th day of April, 2006.

Notary Public

My commission expires:

Prepared by:

CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06