
20060524000247370 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
05/24/2006 03:06:05PM FILED/CERT

Shelby County, AL 05/24/2006
State of Alabama

Deed Tax: \$3.50

Send tax notice to:
Frederick Austin Hasty IV
332 Rocky Ridge Circle
Helena, AL 35080

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

NTC0600857

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Six Thousand Nine Hundred and 00/100 Dollars (\$106,900.00) in hand paid to the undersigned, Christy McDougal (formerly known as Christy M. Smith) and Robby McDougal, Wife and Husband (hereinafter referred to as "Grantors") by Frederick Austin Hasty, IV (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Survey of Rocky Ridge Townhomes, Phase One, as recorded in Map Book 22, Page 132, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

CHRISTY McDOUGAL IS ONE AND THE SAME PERSON AS CHRISTY M. SMITH.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.


\$103,621.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the
17th day of May, 2006.

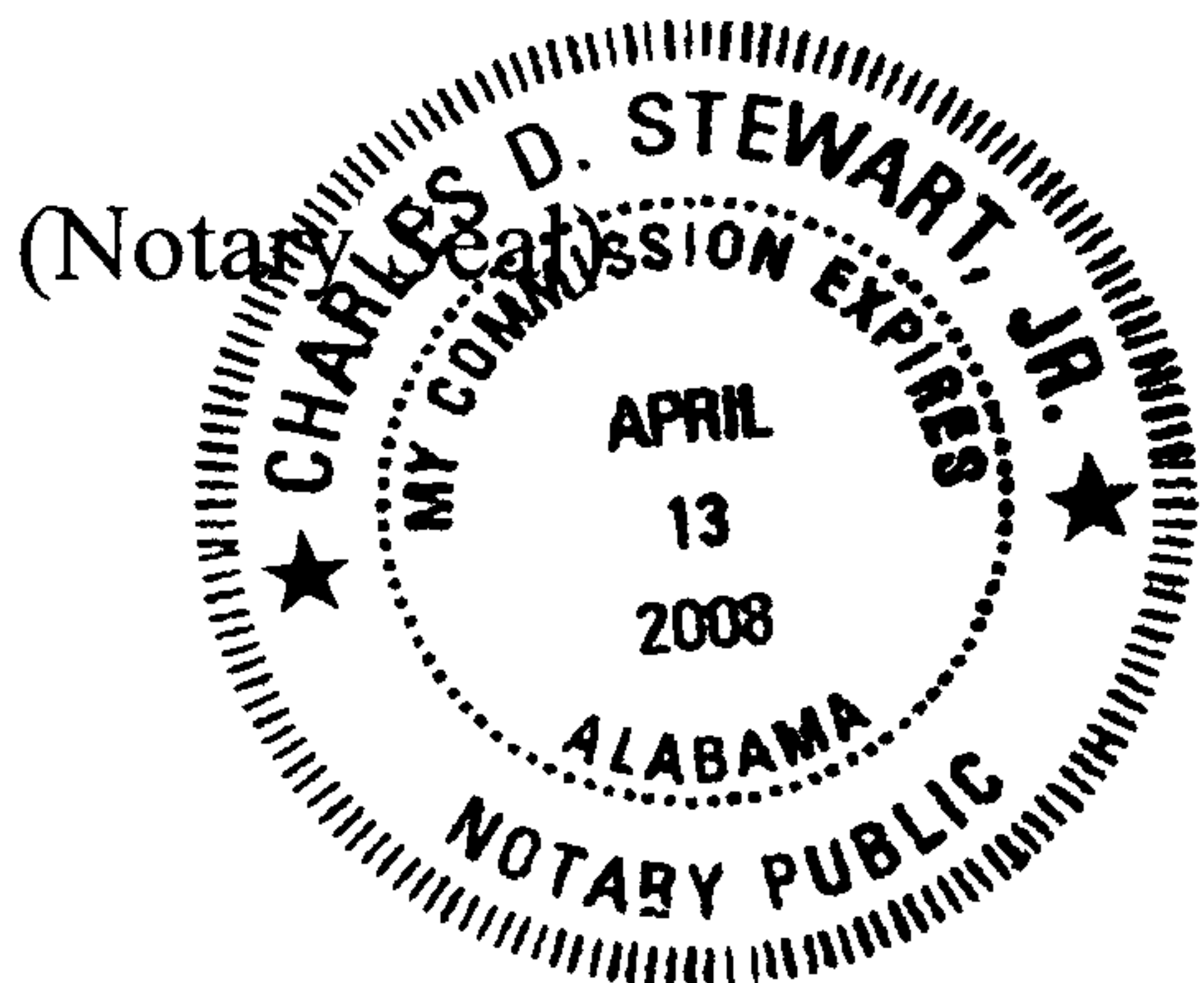

Christy McDougal
formerly known as Christy M. Smith

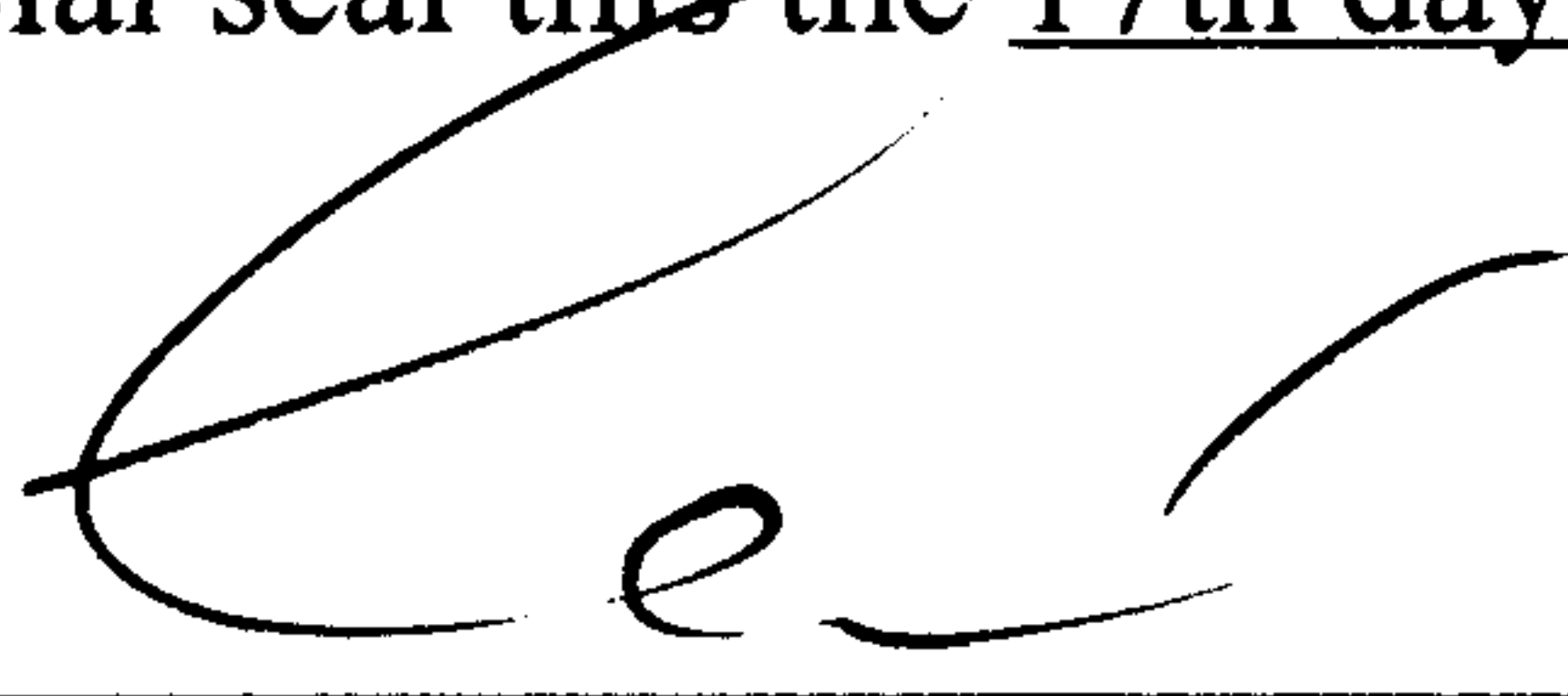

Robby McDougal

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Christy McDougal (formerly known as Christy M. Smith) and Robby
McDougal, Wife and Husband, whose names are signed to the foregoing instrument, and
who is known to me, acknowledged before me on this day, that, being informed of the
contents of the said instrument, they executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 17th day of May, 2006.




Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-13-08