


This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
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Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Katherine Patterson
320 Dunwar Drive
Calera, AL 35040


20060606000265090 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
06/06/2006 08:45:13AM FILED/CERT

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

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred One Thousand and 00/100 Dollars (\$101,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Andrea F. Lovelady, an unmarried person**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Katherine Patterson, 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 17, in Block 2, according to the Survey of Dunwar Estates, as recorded in Map Book 3, Page 154, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all items of record.


PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF LEXIM MORTGAGE, LLC, IN THE SUM OF \$101,000.00.

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 30th day of May, 2006.

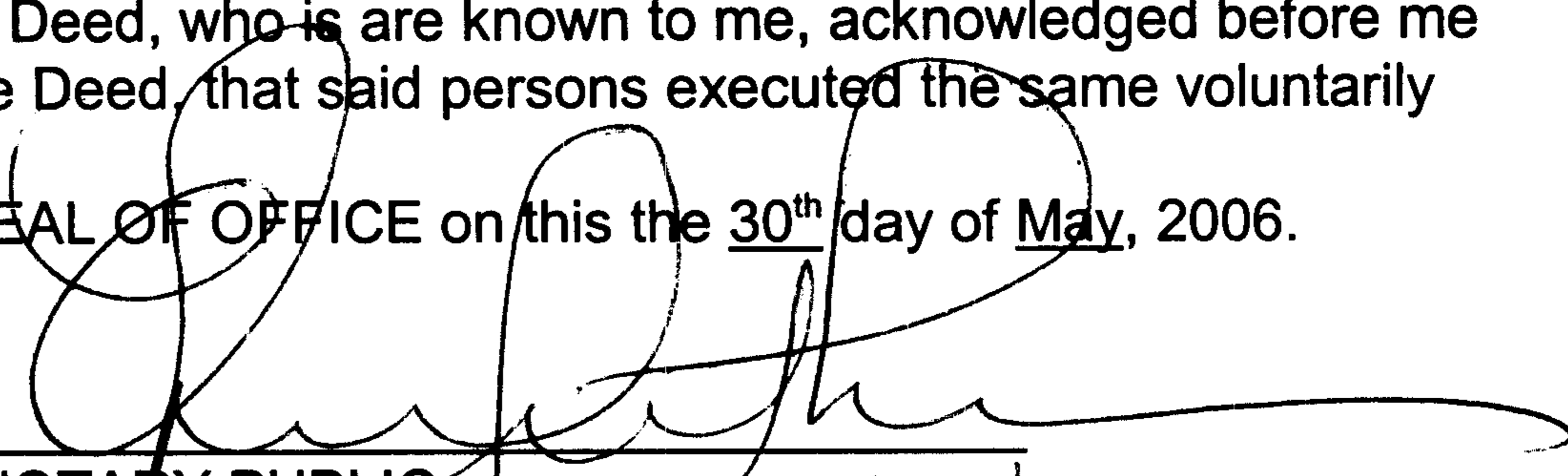
GRANTORS

 (L.S.)
Andrea F. Lovelady

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

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Andrea F. Lovelady, which is signed to the foregoing Deed, who is are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of May, 2006.


NOTARY PUBLIC
My Commission Expires: 5/13/2008