



20060614000281710 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/14/2006 08:25:05AM FILED/CERT

This Instrument Was Prepared By:
John or Jim Holliman
2491 Pelham Pkwy
Pelham, Al 35124

\$168,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Jerald T. Skelton, unmarried and Jessie S. Skelton, married without homestead, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Roxanne D. Guin, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 1185 according to the Survey of First Addition, Old Cahaba, Phase III as recorded in Map Book 28, Page 133, Shelby County, Alabama Records.

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

\$168,000.00 was paid from first mortgage recorded herewith.

Grantee's address: 264 Bentmoor Lane
Helena, Alabama 35080

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof;



that GRANTORS have a good right to sell and convey the same as
aforesaid; that GRANTORS will and their heirs and assigns shall,
warrant and defend the same to the said GRANTEE, their heirs and
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
on this the 5th day of June, 2006.

Jerald T. Skelton

Jessie S. Skelton

STATE OF ALABAMA

COUNTY OF SHELBY

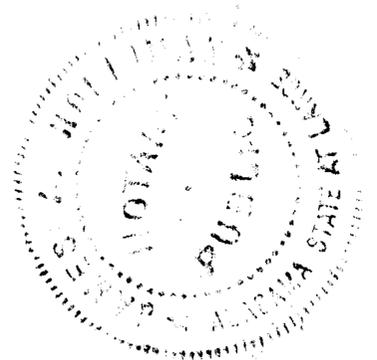
I, the undersigned, a notary public in and for said county
in said state, hereby certify that Jerald T. Skelton, unmarried
and Jessie S. Skelton, married without homestead, whose names are
signed to the foregoing conveyance, and who are known to me,
acknowledged before me on this day that, being informed of the
contents of the conveyance, they executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal this the 5th day of
June, 2006.

Notary Public

My Commission Expires:

JAMES A. HOLLIMAN
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MARCH 12, 2009



HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
2491 PELHAM PARKWAY
PELHAM, ALABAMA 35124