

SEND TAX NOTICE TO:

Larry Huffstutler 222 Primrose Lane Shelby, AL 35143

This instrument was prepared by Shannon E. Price, Esq. P. O. Box 19144 Birmingham, AL 35219

Shelby County, AL 08/22/2006 State of Alabama

Deed Tax: \$200.00

WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of Two Hundred Thousand and No/100 Dollars (\$200,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,, Jacqueline D. Roy and husband, Carl L. Roy (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Larry Huffstutler, an unmarried man (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 355, ACCORDING TO THE SURVEY OF ALABAMA POWER COMPANY RECREATIONAL COTTAGE SITE SECTOR 1 AS RECORDED IN MAP BOOK 21, PAGES 96A-C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

- The lien of Ad Valorem taxes for the year 2006 are a lien but neither due nor payable until 1 October, 2006.
- Municipal improvements assessments and fire district dues against subject property, if any.
- Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as 4. recorded in Map Book 21, Page 96A, B & C.
- Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Inst. 1998-18940 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this August 09, 2006

(Seal)

(Seal)

STATE OF Alabama

General Acknowledgment

COUNTY Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jacqueline D. Roy and husband, Carl L. Roy whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this August 09, 2006.

Notary Public.

My commission expireNOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: OCT 21, 2006

BONDED THRU NOTARY PUBLIC UNDERWRITERS

WARRANTY DEED

Closers' Choice