This Instrument Was Prepared By:
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(205) 665-4357

Send Tax Notice:
Janet R. Conwell
133 Vasser Circle
Montevallo, AL 35115

20060915000460150 1/1 $12.50
Shelby Cnty Judge of Probate, AL
09/15/2006 12:37:43PM FILED/CERT

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

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Sixty-Six Thousand and 00/100 Dollars ($66,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Theophilus Skinner, heir at law of the Maggie Smelley, deceased on or about the** 30 **day of** May, 1989, **~~200~~**__, **and A. G. Smelley, deceased on or about the** 27 **day of** January, **~~20~~**97, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Janet R. Conwell,** hereinafter called "Grantees" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

Lots 12 and 13, Block 7, according to the Map of Aldmont, as recorded in Map Book 3, Page 3, in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

The above identified consideration references the total for this transaction. The undersigned Grantor is an heir at law and will receive a 14.286 **% share of the total amount stated herein.**

NOTE: PURCHASE MONEY First And Second **MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF** Decision One Mortgage Company **, IN THE SUM OF $**51,760.00 AND $12,940.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor covenants with Grantee that Grantor specifically warrants the property conveyed here, and that Grantor and Grantor's heirs and personal representatives will forever warrant and defend this property for Grantee and Grantee's heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 17th day of July, 2006.

GRANTOR

Theophilus Skinner (L.S.)
Theophilus Skinner

Shelby County, AL 09/15/2006
State of Alabama

Deed Tax:$.50

STATE OF Illinois)
) **ACKNOWLEDGMENT**
Lake **COUNTY**)

I, Peggy J. Higginbottom, a Notary Public for the State at Large, hereby certify that the above posted name, Theophilus Skinner, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of ~~July~~ August, 2006.

"OFFICIAL SEAL"
PEGGY J. HIGGINBOTTOM
Notary Public, State of Illinois
My Commission Expires 05/10/2009

Peggy J. Higginbottom
NOTARY PUBLIC
My Commission Expires: May 10, 2009