


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

Send Tax Notice:
Donald Eugene Rickert
P.O. Box 197
Montevallo, Alabama 35115

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED


20060928000482800 1/2 \$126.50
Shelby Cnty Judge of Probate, AL
09/28/2006 02:23:13PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$112,500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Carl L. Doss, a married person**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Donald Eugene Rickert**, 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:

See attached legal description marked as Exhibit "A".

Situated in **Shelby County, Alabama**.

Subject to all items of record.

Note: This property does not constitute homestead for the Grantor.

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 11th day of August, 2006.

GRANTORS

 (L.S.)
Carl L. Doss

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Carl L. Doss, 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 11th day of August, 2006.



NOTARY PUBLIC

My Commission Expires: 5/13/2008

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 13 and 14, Block 2, according to Latham's Addition to the Town of Montevallo, as recorded in Map Book 3, Page 25 in the Probate Office of Shelby County, Alabama. Also, a strip ten feet in width in and along the northerly side of Lot 15, Block 2, according to Latham's Addition to the Town of Montevallo, as shown by Map Book 3, Page 25. Said property fronting 60 feet on Vine Street and running back of uniform width to a depth of 150 feet; being situated in Shelby County, Alabama.

Note: Said property is subject to all rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20051214000647490, in the Probate Office of Shelby County, Alabama.


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