

This instrument was prepared by:

The Law Office of Mickey L. Johnson
P.O. Box 430
Pelham, Alabama 35124

Send Tax Notice To:

Teresa D. Hockaday
227 Wade Drive
Montevallo, AL 35115

40,000.00

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**


20061002000485360 1/1 \$51.00
Shelby Cnty Judge of Probate, AL
10/02/2006 09:54:08AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

ONE DOLLAR and ZERO CENTS plus other good and valuable consideration (pursuant to divorce decree from case number DR 06-285)

to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the undersigned

James G. Hockaday, a divorced man

(herein referred to as grantor) does grant, bargain, sell and convey unto

Teresa D. Hockaday, a divorced woman

(herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 23 and 24, Block 2, according to the survey of Wilmont Gardens, as recorded in Map Book 4, Page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

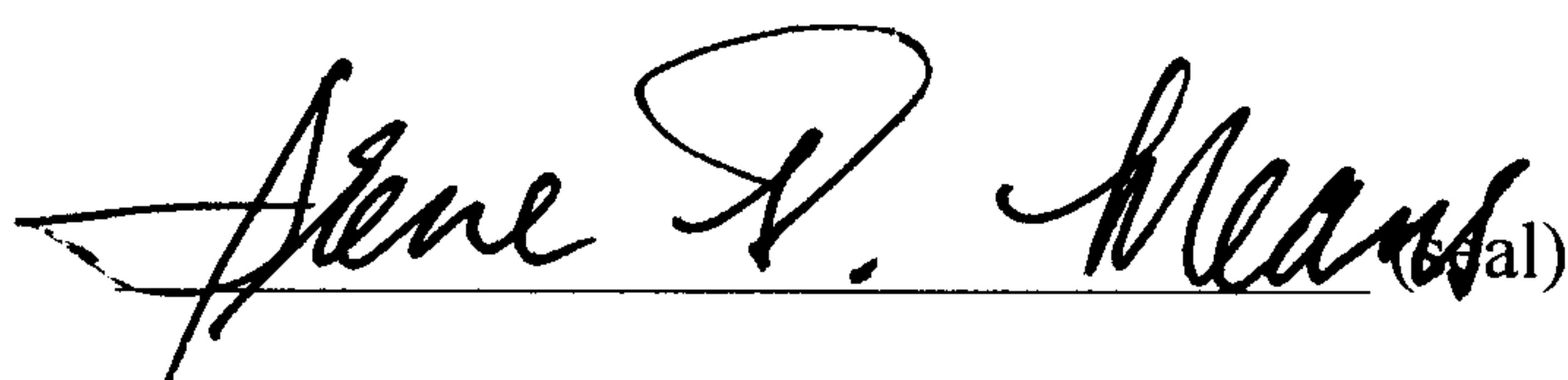
Subject to restrictions, mortgages, liens, easements and setback lines as shown by plat recorded in Map Book 4, Page 6, in said Probate Office; transmission line permit to Alabama Power Company recorded in Deed Book 101, Page 170; right-of-way to Shelby County, recorded in Deed Book 74, Page 80; mortgage granted to Regions Bank d/b/a Regions Mortgage; mortgage granted to Farmers Home Administration recorded in Deed Book 43, Page 475; lien granted to First National Bank of Shelby County, all in said Probate Office.

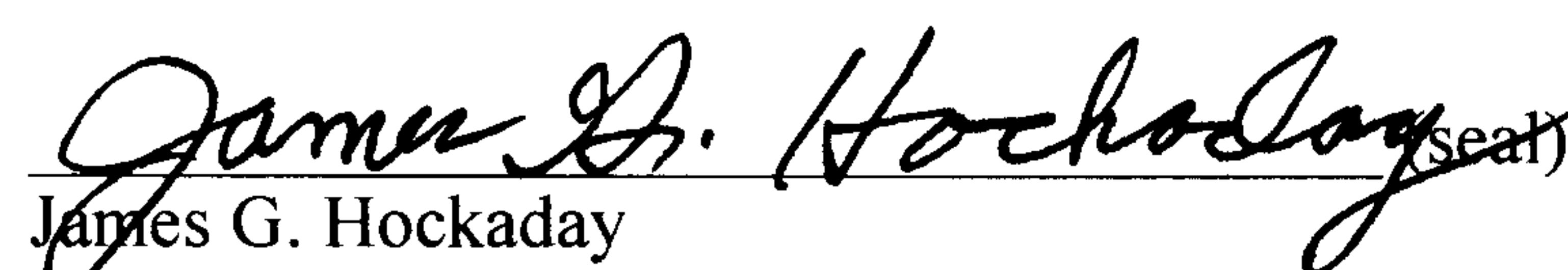
TO HAVE AND TO HOLD to said GRANTEE, her heirs and assigns, forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of August, 2006.

WITNESS:

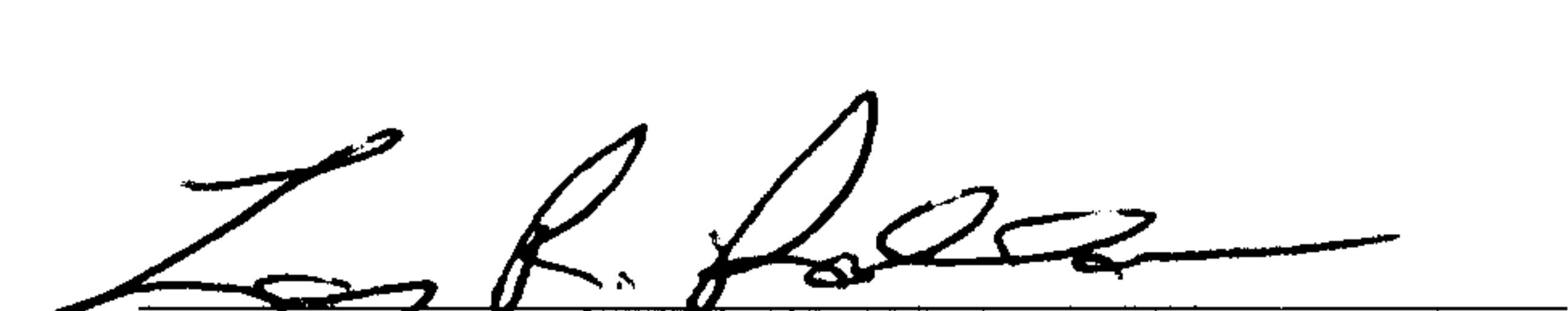

(seal)


James G. Hockaday
(seal)

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **James G. Hockaday**, a divorced man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of August, 2006.


NOTARY PUBLIC
My commission expires: 2-7-10