

✓ This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Carolyn J. Hairston

Columbiana, AL 35051

11/6/06
4

WARRANTY DEED

20061011000503750 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
10/11/2006 03:07:27PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Sixteen Thousand dollars and Zero cents (\$16,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ralph W. McKinzie III, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Carolyn J. Hairston (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 3 and 4 according to the Map of McKinzie Estates as recorded in Map Book 29, Page 59, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$12,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th day of September, 2006.

(SEAL)

(SEAL)

Ralph W. McKinzie III

(SEAL)

(SEAL)

(SEAL)

(SEAL)

- Shelby County, AL 10/11/2006
State of Alabama

Deed Tax: \$4.00

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Ralph W. McKinzie III, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day September, 2006.

Robert F. Pearson
Notary Public
My Commission Expires: 10/16/08