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20061103000541950 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/03/2006 11:06:11AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

MICHAEL D. SEWELL
2965 RIVERWOOD TERRACE
BIRMINGHAM, AL 35242

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$135,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **KASEY MCLAIN, UNMARRIED** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **MICHAEL D. SEWELL**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot F, Block 18, according to the Survey of Amended Map of Riverwood Fourth Sector, as recorded in Map Book 8, Page 136, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. BUILDING LINE(S) AS SHOWN BY RECORDED MAP.
3. EASEMENT(S) AS SHOWN BY RECORDED MAP.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 345, PAGE 651, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN VOLUME 343 PAGE 941 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RESTRICTIONS OR COVENANTS APPEARING OF RECORD IN MISC. VOLUME 48 PAGE 281 AND MISC VOLUME 39, PAGE 880, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
7. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. VOLUME 48 PAGE 278, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 327 PAGE 906, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$140,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **KASEY MCLAIN**, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of October, 2006.

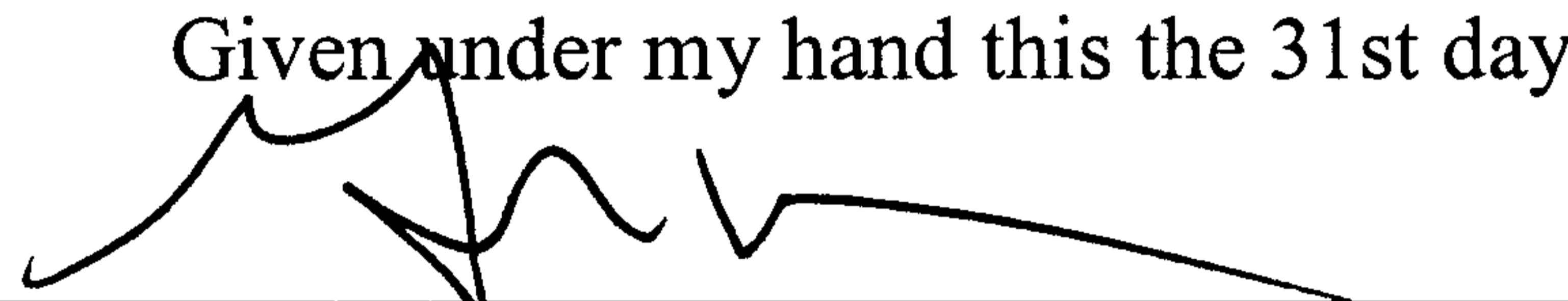

KASEY MCLAIN

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KASEY MCLAIN**, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of October, 2006.


Notary Public

My commission expires: 9.29.2010

