200701050000007280 1/1 \$89.50 Shelby Cnty Judge of Probate, AL 01/05/2007 03:10:40PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To: Edward W. Dobson 645 Crenshaw Road Columbiana, AL 35051

STATE OF ALABAMA	)	)
	•	STATUTORY WARRANTY DEED
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Ninety-Two Thousand and 00/100 (\$392,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Robert K. Blackerby, a married man, d/b/a Blackerby Custom Homes, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Edward W. Dobson and Katherine B. Dobson, (hereinafter referred to as GRANTEE), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1-64, according to the Map and Survey of Chelsea Park, First Sector, Phase I & II, as recorded in Map Book 34, Page 21 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

## Subject To:

Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 2007. Existing covenants and restrictions, easements, building lines and limitations of record.

The property herein conveyed does not constitute the homestead of grantor or that of his spouse.

\$313,600.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **29th** day of **December**, **2006**.

Blackerby Lustom Hours
About K. Bhuhah

Robert K. Blackerby

Shelby County, AL 01/05/2007

State of Alabama

Deed Tax: \$78.50

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert K. Blackerby, a married man, d/b/a Blackerby Custom Homes, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 4/29/10