

INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE SEARCH

This instrument was prepared by
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P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: David Roy Boroughs
(Address) 3000 County Rd. 54
Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TWENTY FOUR THOUSAND DOLLARS (\$124,000.00) AND OTHER CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **ROY A. BOROUGHS and wife, NANCY DEVINE BOROUGHS**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **DAVID ROY BOROUGHS**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 42, according to the survey of Fairview subdivision as recorded in the Office of the Judge of Probate, Shelby County, Alabama, Map Book 22, Page 135.

SUBJECT TO:

- **Taxes for 2007 and subsequent years.**
- **Rights, reservations and restrictions of record.**

EXISTING FIRST MORTGAGE RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT NUMBER 20060810000389150.

THE ENTIRE PURCHASE PRICE HEREINABOVE REFERENCED IS SECURED BY SECOND MORTGAGE EXECUTED IN FAVOR OF GRANTORS, ON EVEN DATE HERewith.

SOURCE OF TITLE:

WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT NUMBER 20060810000389140.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 27th day of

Jan, 2007.

Roy A. Boroughs
Roy A. Boroughs

Nancy Devine Boroughs
Nancy Devine Boroughs

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ROY A. BOROUGHS and NANCY DEVINE BOROUGHS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of Jan., 2007.

[Signature]
Notary Public
My commission expires: 8/13/09