

20070301000092540 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/01/2007 10:58:54AM FILED/CERT

Send tax notice to:

Don Jeffers

843 Greystone Highland Drive

Birmingham, AL 35242

NTC 0700073
This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Eight Thousand and 00/100 Dollars (\$168,000.00) in hand paid to the undersigned, **C. Shay Thompson, an unmarried man.** (hereinafter referred to as "Grantor") by **Don Jeffers** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, according to the Amended Map of Greystone Highlands, Phase 2, as recorded in Map Book 19, page 25, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$134,400.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

\$ 33,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
SECOND MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 20th
day of February, 2007.

C. Shay Thompson
C. Shay Thompson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that C. Shay Thompson, an unmarried man whose name is signed to the foregoing
instrument, and who is known to me, acknowledged before me on this day, that, being
informed of the contents of the said instrument, he/she executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal this the 20th day of February, 2007.

(Notary Seal)

John Reed Williams
Notary Public
Print Name: John Reed Williams
Commission Expires: 9/12/2010

