

Send Tax Notice To:
Francis A. Rawden
6056 Woodvale Circle
Helena, Alabama 35080

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007


20070319000124630 1/2 \$71.50
Shelby Cnty Judge of Probate, AL
03/19/2007 02:54:41PM FILED/CERT

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF NINE HUNDRED SIXTY THOUSAND and 00/100 DOLLARS (\$207,500.00) paid to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **WESLEY T. ANDERSON and wife, LORI S. ANDERSON**, (herein referred to collectively as Grantor), does grant, bargain, sell and convey unto **FRANCIS A. RAWDEN, TRUSTEE, or his successors in trust, under the RAWDEN LIVING TRUST dated November 25, 2003 and any amendments thereto** (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

LOT 56, According to the Survey of Woodvale, as recorded in Map Book 12, Pages 21 and 22, in the Probate Office of Shelby County, Alabama

\$150,000 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2007 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;
3. Any and all matters of record; and
4. All matters that are revealed by the survey performed by R.C. Farmer & Associates, Inc on January 24, 2001.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien,

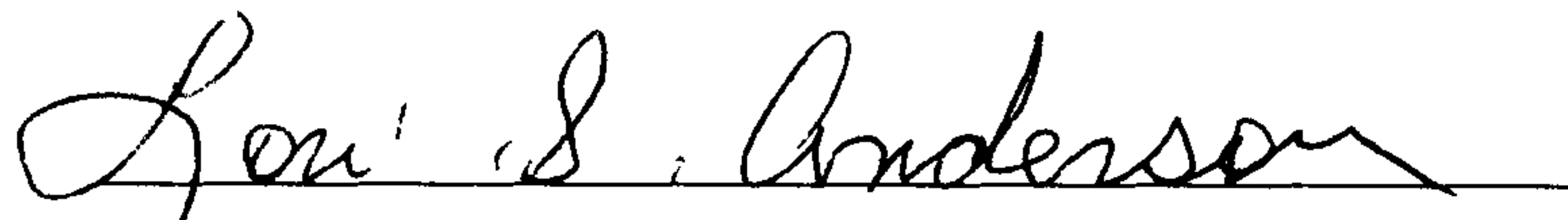
encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

9th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of March, 2007.

WESLEY T. ANDERSON



LORI S. ANDERSON



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that WESLEY T. ANDERSON and LORI S. ANDERSON, 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of March, 2007.



NOTARY PUBLIC

My commission expires: 5-13-2008



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Shelby County, AL 03/19/2007
State of Alabama

Deed Tax: \$57.50