

## WARRANTY DEED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Cynthia L. Tapscott  
249 Brentwood Drive  
Alabaster, Alabama 35007

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred seventy four thousand one hundred and no/100 (\$174,100.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Angeline Heather Swindle, as Executrix of the Estate of John Charles Dorsett, Probate Case No. PR2007-000143** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Cynthia L. Tapscott** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 109, according to the Survey of Weatherly, Brentwood, Sector 15, as recorded in Map Book 19, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$174,100.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

John C. Dorsett was the surviving grantee of that certain deed recorded in Instrument No. 1995-35936, the other grantee Linda Gail Dorsett having died on or about October 30, 2005.

John Charles Dorsett and John C. Dorsett are one and the same person.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 12<sup>th</sup> day of April, 2007.

*Angeline Heather Swindle*  
Angeline Heather Swindle, as Executrix of  
the Estate of John Charles Dorsett, Probate  
Case No. PR2007-000143

### STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Angeline Heather Swindle, as Executrix of the Estate of John Charles Dorsett, Probate Case No. PR2007-000143** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12<sup>th</sup> day of April, 2007.

  
Notary Public  
My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES  
Notary Public - Alabama, State At Large  
My Commission Expires 2 / 25 / 2009