

Send tax notice to:

STEVEN DAUGHERTY
204 LEES COVE
HELENA, AL, 35080

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2007201

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty-Nine Thousand and 00/100 and 00/100 Dollars (\$149,000.00) in hand paid to the undersigned, BENJAMIN W. DREW, a single man, and RAMONA D. WELLER, a married woman (hereinafter referred to as "Grantor") by STEVEN DAUGHERTY (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 23, ACCORDING TO THE SURVEY OF FALLISTON, SECTOR 1, AS RECORDED IN MAP BOOK 18, PAGE 66, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

RAMONA D. DREW AND RAMONA D. WELLER ARE ONE AND THE SAME PERSON.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF RAMONA D. WELLER NOR HER RESPECTIVE SPOUSE.

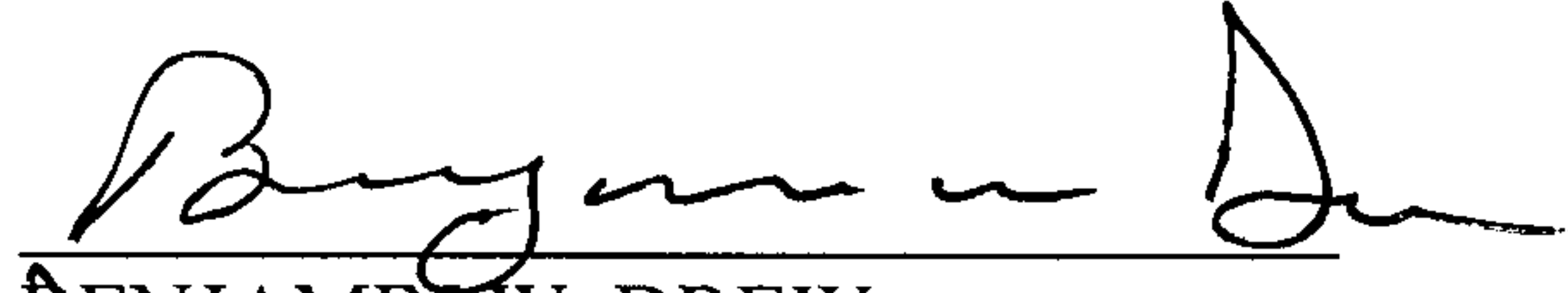
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$149,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall,

warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 14th day of May, 2007.


BENJAMIN W. DREW


RAMONA D. WELLER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BENJAMIN W. DREW and RAMONA D. WELLER, whose name is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of May, 2007.




Notary Public

Print Name:

Commission Expires:

Charles D. Stewart, Jr.
4-13-08