



20070627000301510 1/2 \$213.00
Shelby Cnty Judge of Probate, AL
06/27/2007 10:12:51AM FILED/CERT

This document prepared by:

✓ Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:

William Ross and Kitty Ross
2053 Narrows Point Cove
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Ninety Eight Thousand and 00/100 Dollars (\$198,000.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, We, WILLIAM HUNTER WHITTEN and JENNIFER A. WHITTEN, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto WILLIAM H. ROSS and KITTY W. ROSS, as joint tenants with rights of survivorship and KATHERYNE McCLELLAN, as to a Life Estate Interest, (herein referred to as GRANTEEES), the following described real estate situated in Shelby County, Alabama:

Lot 78, according to the Final Plat of Narrows Point - Phase 4, as recorded in Map Book 31, page 105, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 15th day of June, 2007.



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WILLIAM HUNTER WHITTEN

JENNIFER A. WHITTEN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that WILLIAM HUNTER WHITTEN and JENNIFER A. WHITTEN, 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 the 15th day of June, 2007.

NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/09

Shelby County, AL 06/27/2007
State of Alabama
Deed Tax: \$198.00