

**THIS INSTRUMENT PREPARED BY:**

A. Eric Johnston, Attorney at Law  
Suite 107, 1200 Corporate Drive  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**

JENNIFER C. ATCHISON  
129 DOUGLAS DRIVE  
Alabaster, AL 35007

STATE OF ALABAMA

*Warranty Deed*

CITY OF ALABASTER, COUNTY OF  
SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Thirty Nine Thousand Dollars (\$139,000.00) and other good and valuable consideration to him in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **ALAN FENTY, MARRIED** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **JENNIFER C. ATCHISON, UNMARRIED** (herein referred to as "Grantee") the following described real estate situated in ALABASTER, Shelby County, Alabama, to-wit:

18, according to the Survey of Douglas Meadows, as recorded in Map Book 15, Page 80, in the Probate Office of Shelby County, Alabama

**\$ 139,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

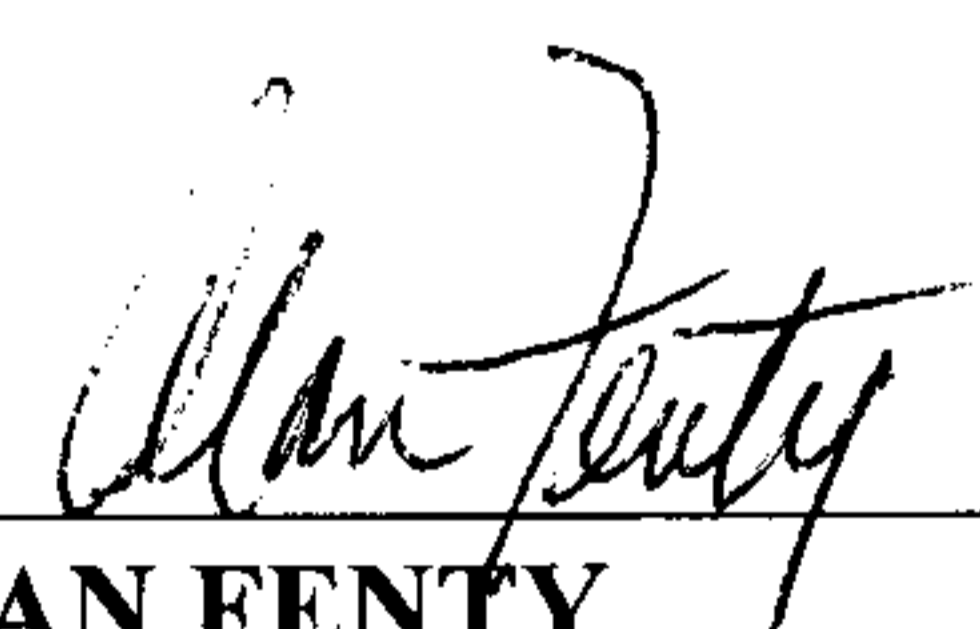
Subject to:

1. Right-of way granted to Alabama Power Company recorded in Real Volume 386, Page 432.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Easement(s) to AT&T as shown by Instrument recorded in Deed 213, page 992.
4. Encroachment of drive into easement as shown in the survey by Robert O. Blair dated July 22, 1992.

To Have and To Hold the aforegranted premises to the said Grantee, her heirs and assigns forever.

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

In Witness Whereof, the said Grantor has set his hand and seal this 29th day of June, 2007.


  
\_\_\_\_\_  
ALAN FENTY {L.S.}

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned notary public, in and for said county and state, hereby certify that **ALAN FENTY**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of June, 2007.

  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 21, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS