



20070730000351790 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
07/30/2007 09:02:08AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Amy B. Nelson
18680 River Dr
Shelby, AL 35143

WARRANTY DEED

Shelby County, AL 07/30/2007
State of Alabama

Deed Tax: \$5.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

RON B. NELSON and wife, AMY B. NELSON,

grant, bargain, sell and convey unto,

AMY B. NELSON

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 1-A, according to the Map pf 1986 Addition to Shelby Shores, as recorded in Map Book 10, Page 51, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantor or of his spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of June, 2007.

Ron B Nelson
RON B. NELSON

Amy B Nelson
AMY B. NELSON

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **RON B. NELSON and wife, AMY B. NELSON,** 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 8th day of June, 2007.

Arranda P. Guler
Notary Public
My Commission Expires: 9-30-08