

This instrument prepared by:
Title Now, Inc.
Jeffrey B. Garlington
Attorney at Law
2477 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice To:

Rhona Waldrep
581 Farmingdale Road
Harpersville, AL 35078



20070911000424840 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
09/11/2007 09:45:11AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

Know All Men by These Presents: That in consideration of **NINETEEN THOUSAND FIVE HUNDRED EIGHTY THREE AND NO CENTS 00/100 (\$19,583.00) DOLLARS**, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I/we, **William N Payne, a married man**, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **Rhona Waldrep, a single woman**, (herein referred to as GRANTEE whether one or more), as tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 14, accoding to the Map and Survey of Tanyard Branch Estates, Town of Harpersville, Shelby County, Alabama, as recorded in Map Book 30, Page 94 in the Probate Office of Shelby County, Alabama

\$19,583.00 of the above consideration was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES their heirs and assigns forever.

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

IN WITNESS WHEREOF, the said GRANTOR, **William N Payne**, has hereunto set his, her or their signature(s) and seal(s), this the **20th** day of **April, 2007**.

William N. Payne (Seal)
William N Payne

_____(Seal)

STATE OF ALABAMA}

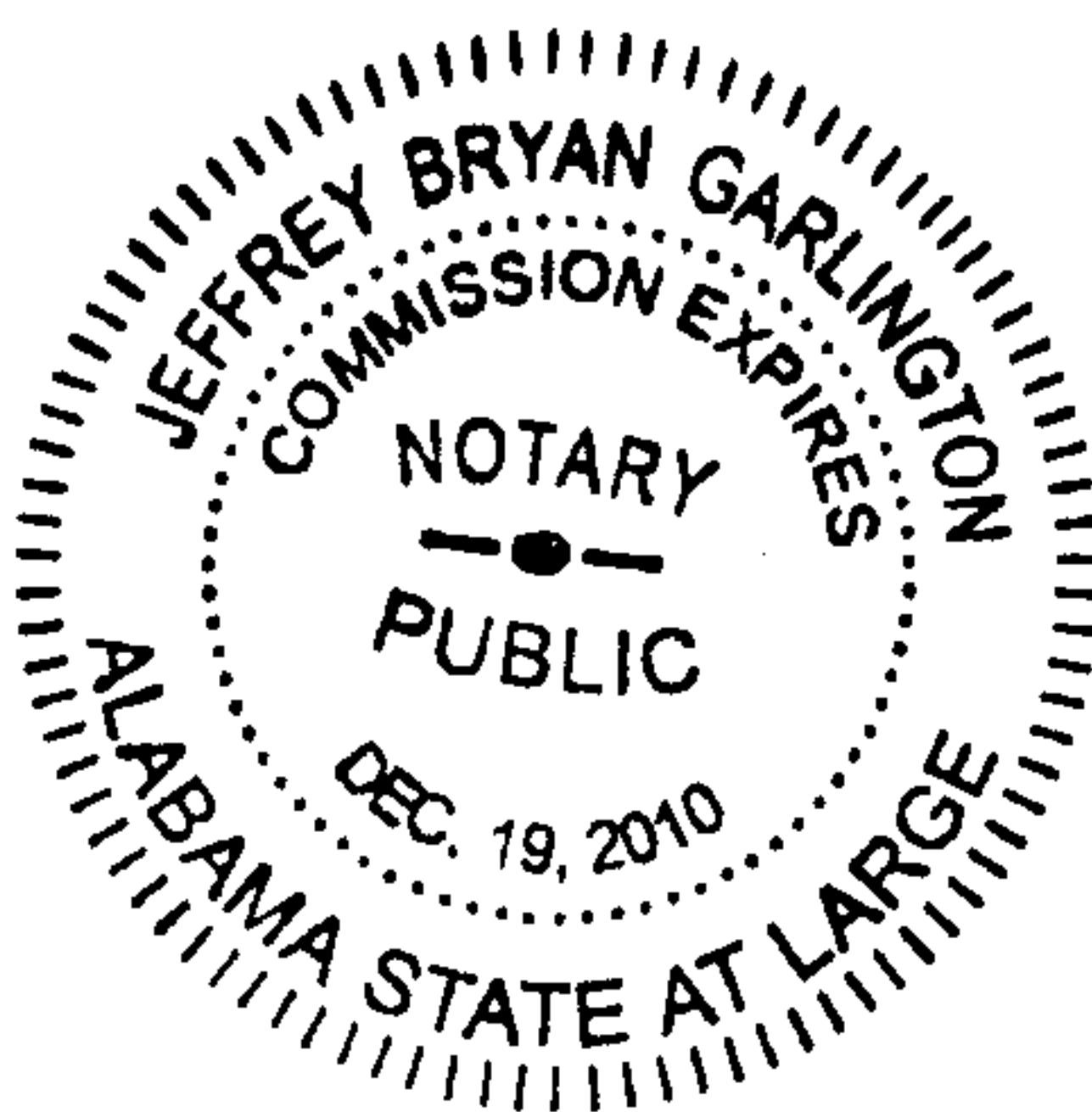
COUNTY OF SHELBY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William N Payne** 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **20th** day of **April, 2007**.

[Signature]
Notary Public

My Commission Expires: _____



JEFFREY BRYAN GARLINGTON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES DEC 19, 2010

*Certified copy
Jeles Bisignani
9-11-07
Title Now, Inc
manager/owner*