

700852

This instrument was prepared by

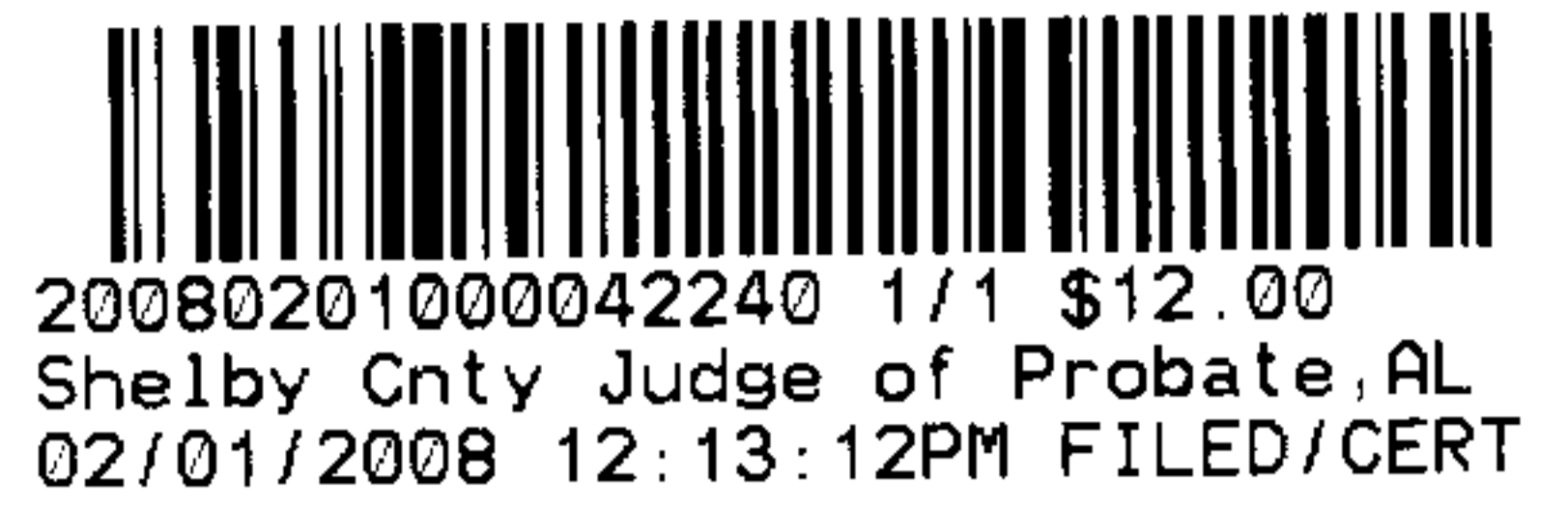
SEND TAX NOTICE TO:

ESCO & BENSON, LLC  
547 SOUTH LAWRENCE STREET  
MONTGOMERY, AL 36104

Nathaniel Riddle  
1732 King Charles Court  
Alabaster, Alabama 35007

**WARRANTY DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**



**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **ONE HUNDRED SEVENTY SIX THOUSAND FIVE HUNDRED AND NO/100'S (\$176,500.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **MIKE WILLIAMSON AND LYNN WILLIAMSON, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **NATHANIEL RIDDLE** (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in **SHELBY County, Alabama to-wit:**

**LOT 60, ACCORDING TO THE SURVEY OF KINGWOOD, FIRST ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

\$ 176,500<sup>00</sup> of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

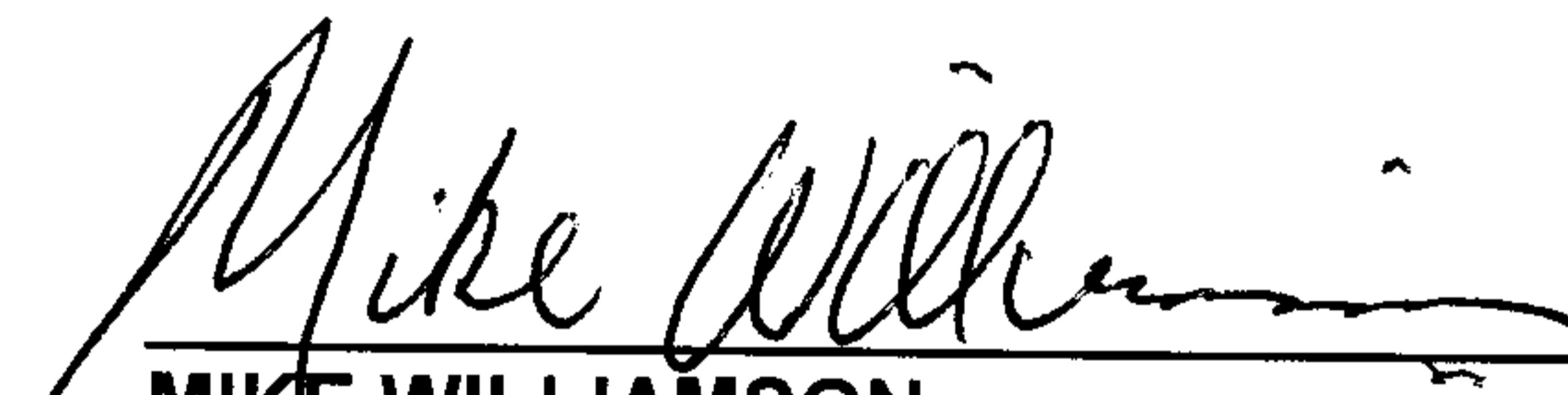
This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

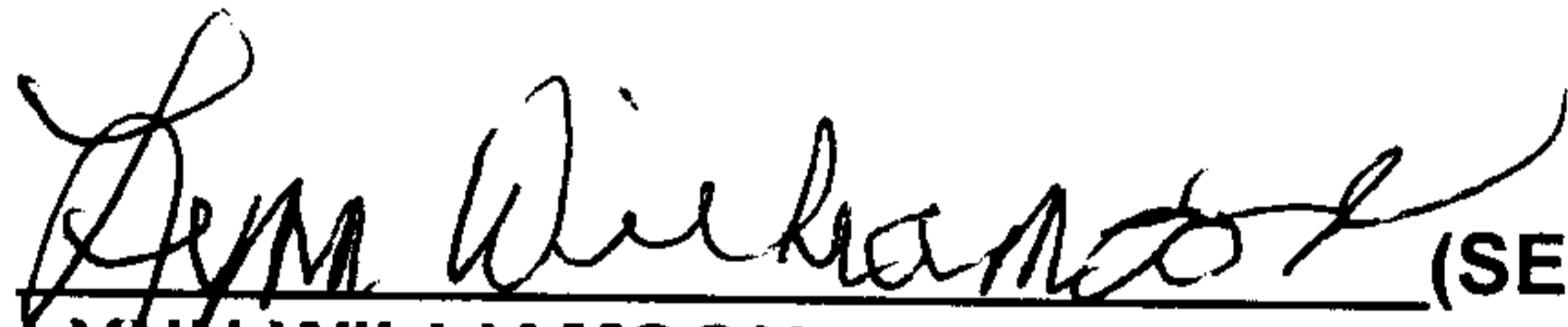
For advalorem tax purposes the property address is **1732 King Charles Court, Alabaster, Alabama 35007** Shelby County, Alabama

**The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.**

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We, **MIKE WILLIAMSON AND LYNN WILLIAMSON**, have hereunto set my (our) hand(s) and seal(s) this 31<sup>st</sup> day of **JANUARY, 2008**.

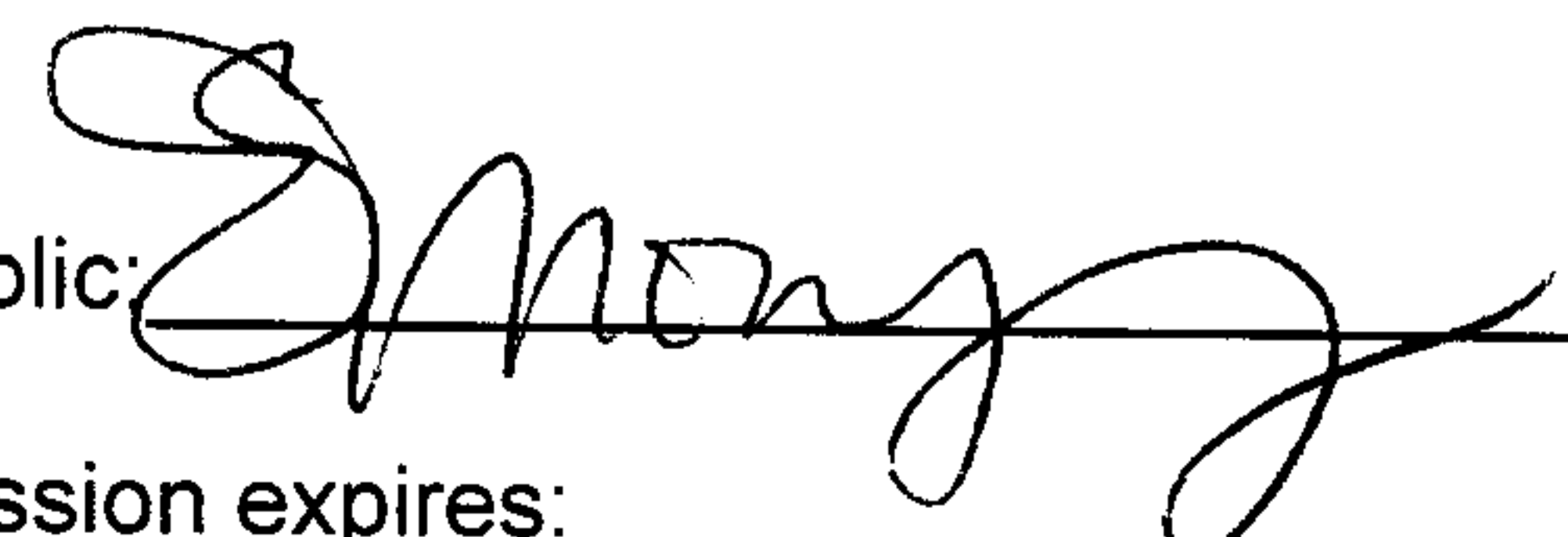
 (SEAL)  
**MIKE WILLIAMSON**

 (SEAL)  
**LYNN WILLIAMSON**

STATE OF ALABAMA  
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **MIKE WILLIAMSON AND LYNN WILLIAMSON** 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 31<sup>st</sup> day of **JANUARY, 2008**.

Notary Public:   
My commission expires: \_\_\_\_\_

