

20080204000044810 1/1 \$41.50
Shelby Cnty Judge of Probate, AL
02/04/2008 02:54:13PM FILED/CERT

SEND TAX NOTICE TO: DEANNE THORN
130 REACH WAY
BIRMINGHAM, ALABAMA 35242

Shelby County, AL 02/04/2008
State of Alabama
Deed Tax: \$30.50

WARRANTY DEED

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$150,900.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **WILLIAM R. McDOWELL, A MARRIED MAN**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **DEANNE THORN**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 4, ACCORDING TO THE AMENDED PLAT OF FINAL RECORDED PLAT OF NARROWS REACH, AS RECORDED IN MAP BOOK 27, PAGE 11A AND 11B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT #2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL THE AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

\$120,720.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.
Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of January, 2008.

WITNESS:

William R. McDowell (L.S.)
WILLIAM R. McDOWELL

_____(L.S.)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that WILLIAM R. McDOWELL, A MARRIED MAN, whose name(s) 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 official seal this 28th day of January, 2008.

David S. Snoddy
Notary Public
My commission expires:

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, AL 35243

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10