

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Michael Taylor

12071 Hwy 43
Vander AL 35176

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

20080303000084730 1/1 \$23.00
Shelby Cnty Judge of Probate, AL
03/03/2008 09:36:08AM FILED/CERT

That in consideration of Twelve Thousand dollars and Zero cents (\$12,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Billy Thomas, a married man d/b/a Billy Thomas Building & Remodeling, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael Taylor (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, according to the survey of SOUTHHILL Subdivision, as recorded in Map Book 22, Page 72, kin the Probate Office of Shelby County, Alabama.

SUBJECT TO TAXES FOR 2008 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th day of February 2008.

_____	(SEAL)	<u>Billy Thomas d/b/a</u>	(SEAL)
_____	(SEAL)	Billy Thomas d/b/a Billy Thomas Building & Remodeling	(SEAL)
_____	(SEAL)	<u>Billy Thomas Building & Remodeling</u>	(SEAL)
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Billy Thomas d/b/a Billy Thomas Building & Remodeling 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of February 2008.

Notary Public
My Commission Expires: 10/16/08



Shelby County, AL 03/03/2008
State of Alabama

Deed Tax: \$12.00