

WARRANTY DEED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Jessie Edwards  
136 Cedar Bend Drive  
Helena, Alabama 35080

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten thousand and no/100 (\$10,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Jessie Edwards, an unmarried woman and Mitchell Charles Edwards, a married man and Tammy L. Roy, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jessie Edwards** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 3, in Block 2, according to the Survey of Cedar Bend, Phase 2, as recorded in Map Book 20, Page 19, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This deed was prepared without the benefit of a title search for the purpose of conveying the above described property to Jessie Edwards.

This property does not constitute the homestead of the grantor's Mitchell Charles Edwards and Tammy L. Roy as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 10<sup>th</sup> day of March, 2008.

Jessie Edwards  
Jessie Edwards

Mitchell C. Edwards  
Mitchell Charles Edwards  
Tammy L. Roy  
Tammy L. Roy

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jessie Edwards, an unmarried woman and Tammy L. Roy, a married woman** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10<sup>th</sup> day of March, 2008.

MICHELLE BEDFORD  
Notary Public - Alabama State At Large  
My Commission Expires 10/27/2010

Michelle Bedford  
Notary Public  
My Commission Expires: 3/10/2010

STATE OF ALABAMA  
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mitchell Charles Edwards, a married man** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10 day of March, 2008.

Shelby County, AL 03/19/2008  
State of Alabama  
Deed Tax: \$10.00

Lita F. Smith  
Notary Public  
My Commission Expires: 3/1/2011