

407191

This instrument was prepared by

PAUL ESCO, ESQ.
547 SOUTH LAWRENCE STREET
MONTGOMERY, AL 36104

SEND TAX NOTICE TO:

Robin Stratton Sutton
306 South West 12th Street
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED FIFTY THOUSAND AND NO/100'S (\$150,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **ROBERT C. DEW an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **ROBIN STRATTON SUTTON** (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in **SHELBY County, Alabama to-wit:**

LOTS 7 AND 8, IN BLOCK 2, ACCORDING TO THE MAP OF ALABASTER HIGHLANDS SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$147,682.00 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 **306 South West 12th Street, Alabaster, AL 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, I, **Robert C. Dew**, have hereunto set my (our) hand(s) and seal(s) this 6th day of **JUNE, 2008**.

Robert C. Dew

ROBERT C. DEW

(SEAL)

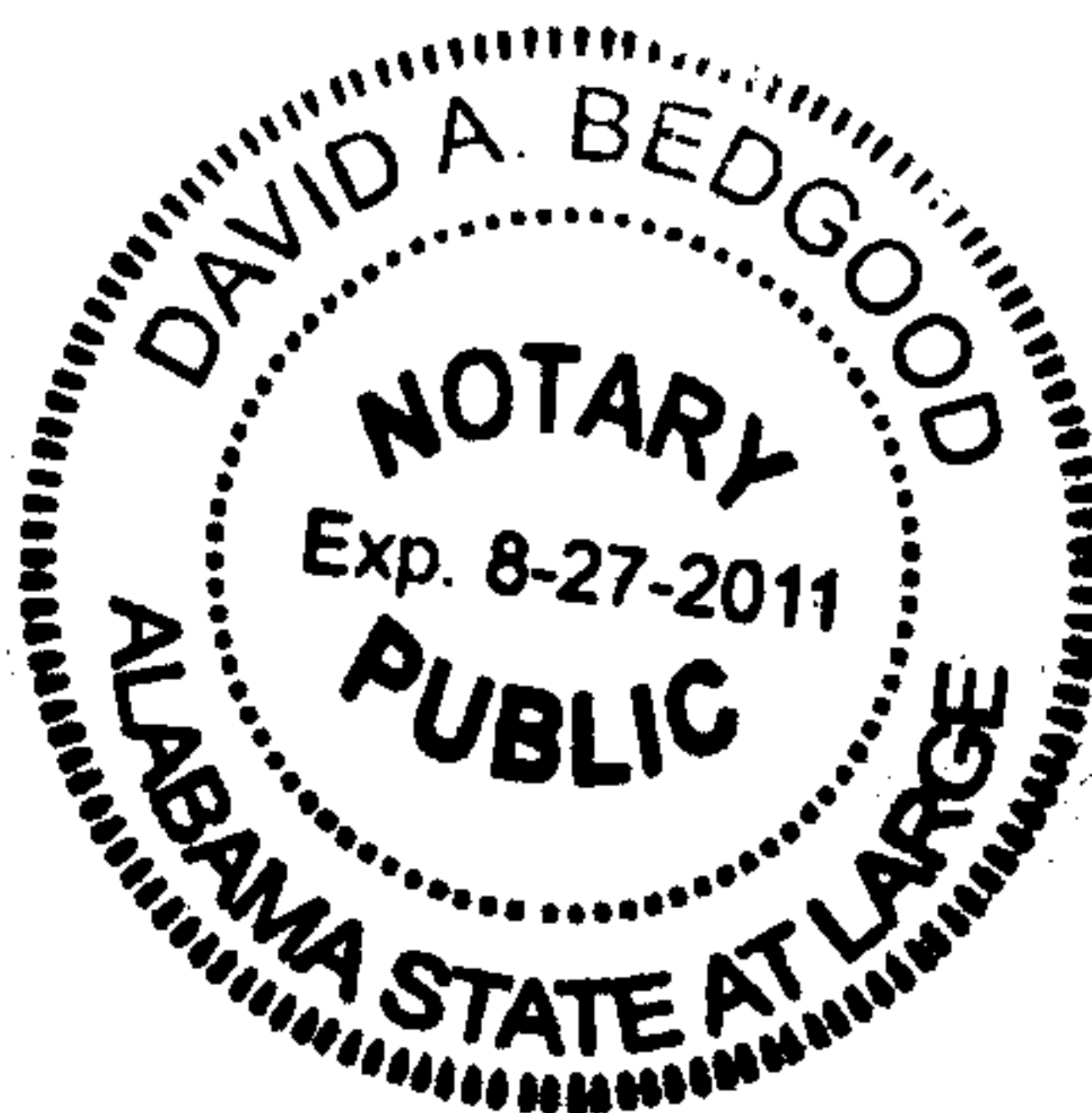
STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **ROBERT C. DEW** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of **JUNE, 2008**.

David A. Bedgood
Notary Public

My commission expires: _____



20080610000236300 1/1 \$13.50
Shelby Cnty Judge of Probate, AL
06/10/2008 12:55:12PM FILED/CERT

Shelby County, AL 06/10/2008
State of Alabama

Deed Tax: \$2.50