

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

Thomas Shelby Neill
315 McGowan Street
Wilsonville, Alabama 35186

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Sixty Eight Thousand Five Hundred and 00/100 Dollars (\$68,500.00)* paid by the Grantee herein, the receipt of which is hereby acknowledged, Kevin John Waites, an unmarried person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto Thomas Shelby Neill, an unmarried person, (herein referred to as "Grantee"), all of his right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 13 and 14, according to the Survey of Hill Subdivision, as recorded in Map BOOK 3 Page 142, in the Office of the Judge of Probate of Shelby County, Alabama


*\$68,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals, this 16th day of June, 2008.



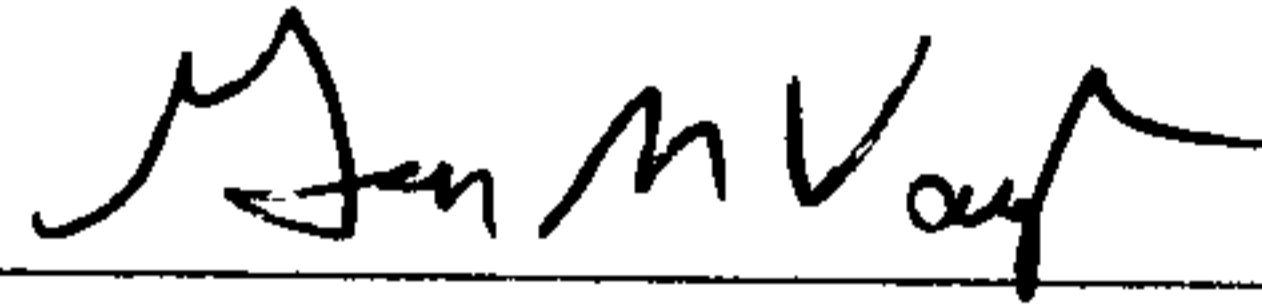
Kevin John Waites

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kevin John Waites, 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 16th day of June, 2008.



Notary Public

My Commission Expires: 9-29-2010

