


20080701000267780 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
07/01/2008 01:53:31PM FILED/CERT

Send tax notice to:
Heather N. Sawyer
1315 Applegate Drive
Alabaster, AL 35007
NTC0800194

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

Shelby County, AL 07/01/2008
State of Alabama

Deed Tax: \$1.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Two Thousand and 00/100 Dollars (\$92,000.00) in hand paid to the undersigned, Caroline Barton, an unmarried woman (hereinafter referred to as "Grantor") by Heather N. Sawyer (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 97, according to a Resurvey of Lot 1 through 64, 89 through 104 and "A" through "C", Applegate Manor, as recorded in Map Book 10, Page 25 A, B and C in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$90,578.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the
25th day of June, 2008.

Caroline Barton
Caroline Barton

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Caroline Barton, an unmarried woman, whose name is signed to the foregoing
instrument, and who is known to me, acknowledged before me on this day, that, being
informed of the contents of the said instrument, he/she executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal this the 25th day of June, 2008.

(Notary Seal)

Mary Pamela Short
Notary Public

Print Name:

Commission Expires: 8.28.10

