


PREPARED BY: Shannon E. Price, P.C., P.O. Box 19144 Birmingham, AL 35219

SEND TAX NOTICE TO: A. Dale Dalbey 513 Founder's Park Ln. B'ham, AL 35226

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

  
20080710000279050 1/1 \$191.00  
Shelby Cnty Judge of Probate, AL  
07/10/2008 12:20:36PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Eighty Thousand and no/100 (\$180,000.00) Dollars to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), **DANIEL BILLINGS, an unmarried man** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, **A. DALE DALBEY** (herein referred to as GRANTEES), the following described real estate situated in SHELBY County, Alabama, to-wit:

**LOT 215, ACCORDING TO THE SURVEY OF BRYNLEIGH ESTATES, 2<sup>ND</sup> SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to 30' building line front as shown on recorded Map Book 21, Page 65.
- (5) Subject to 20' utility and drainage easement on the rear of said lot as shown on recorded Map Book 21, Page 65.
- (6) Subject to 10' utility easement on the SW side of said lot as shown on recorded Map Book 21, Page 65.
- (7) Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument 1996-32679; Instrument 1996-25108 and Instrument 1995-12051 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(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 persons.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on July 7, 2008.

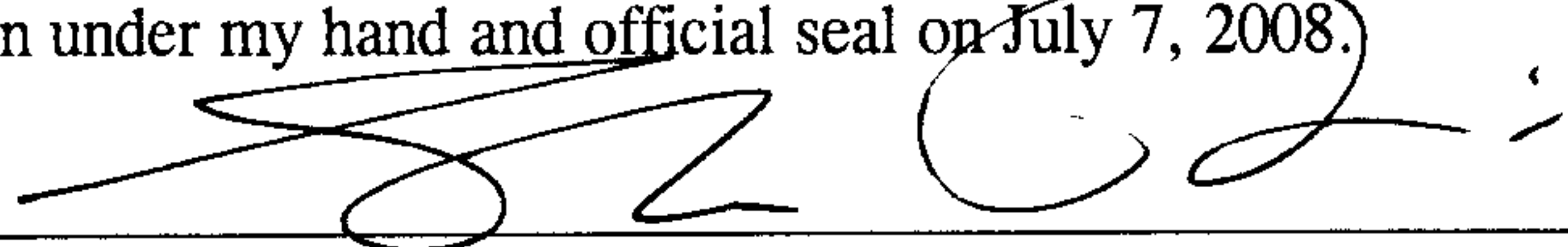
  
\_\_\_\_\_  
DANIEL BILLINGS

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Shelby County, AL 07/10/2008  
State of Alabama

Deed Tax: \$180.00

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Daniel Billings, an unmarried 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 said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date. Given under my hand and official seal on July 7, 2008.

  
\_\_\_\_\_  
Notary Public

My commission expires: 12-30-2011