

WARRANTY DEED

20080714000282750 1/1 \$23.50
Shelby Cnty Judge of Probate, AL
07/14/2008 10:33:51AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$145,000.00** to the undersigned Grantor(s), **Charlotte Phillips Koon (f/k/a Charlotte C. Phillips), married**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Beth Ann Ray** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 73, according to the Amended Map of Amberley Woods, 5th Sector, as recorded in Map Book 21, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Address of Property: 1194 Amberley Woods Drive
Helena, Alabama 35080

Subject property does not constitute the homestead of grantor or spouse.

Subject to taxes for the year 2008 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$132,457.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 26th day of June, 2008.

By: Charlotte Phillips Koon _____
Grantor Grantor

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Charlotte Phillips Koon (f/k/a Charlotte C. Phillips), married**, 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, 2008.

Michelle H. Brown
Notary Public
NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: JUNE 21, 2011
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

Commission Expires: _____

This Instrument Prepared By:
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Beth Ann Ray
1194 Amberley Woods Drive
Helena, Alabama 35080

Shelby County, AL 07/14/2008
State of Alabama

Deed Tax: \$12.50