

20080801000310610 1/1 \$106.00
Shelby Cnty Judge of Probate, AL
08/01/2008 02:22:07PM FILED/CERT

SEND TAX NOTICE TO: CYNTHIA CARSON
1812 MOUNTAIN LAUREL LANE
BIRMINGHAM, ALABAMA 35244

Shelby County, AL 08/01/2008
State of Alabama

WARRANTY DEED

Deed Tax: \$95.00

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$186,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **THERESA A. TERREBONNE and VICTOR L. MILLER, JR., WIFE AND HUSBAND**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **CYNTHIA CARSON**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 67, ACCORDING TO THE SURVEY OF DAVENPORT'S ADDITION TO RIVERCHASE WEST SECTOR 3, AS RECORDED IN MAP BOOK 8, PAGE 53 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$91,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns , and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of July, 2008.

WITNESS:

Theresa Terrebonne (S.)
THERESA A. TERREBONNE
Victor L. Miller, Jr. (L.S.)
VICTOR L. MILLER, JR.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that THERESA A. TERREBONNE and VICTOR L. MILLER, JR., WIFE AND HUSBAND, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 2008.

Mia W. Cochran
Notary Public
My commission expires:
8/28/2010

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, AL 35243