

20080903000351570 1/2 \$88.00
Shelby Cnty Judge of Probate, AL
09/03/2008 01:14:51PM FILED/CERT

This document prepared by:
Stuart Y. Johnson, LLC
6 Office Park Circle, Ste. 206A
Birmingham, AL 35223
File: 08-125

Send Tax Notice To:
Jeff Lindsey
3802 Carisbrooke Drive
Birmingham, AL 35226

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Mtg Amount: \$0.00

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Seventy Four Thousand and 00/100 Dollars (\$74,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged,

Mary Jane Rhodes, a single woman (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Jeff Lindsey** (herein referred to as GRANTEE(S)), the following described real estate situated in Shelby County, Alabama:

Lot 6, Block 4, according to the Survey of Southwind Third Sector, as recorded in Map Book 7, Pages 25 A & B in the Probate Office of Shelby County, Alabama.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem taxes for the 2008 tax year and all subsequent years.
2. Building lines and easements as shown on recorded map.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under subject property.
4. Restrictions appearing of record in Misc. Book 23, Page 535 and Misc. Book 24, Page 434.
5. Agreement with Alabama Power Company as recorded in Misc. Book 24, Page 439.

And we do for ourselves and for our executor and administrator covenant with said GRANTEE(S), their heirs and assigns, that we are lawfully seized in fee simple of said premises, that the said premises are free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.



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Signed and dated this 25th day of August, 2008.

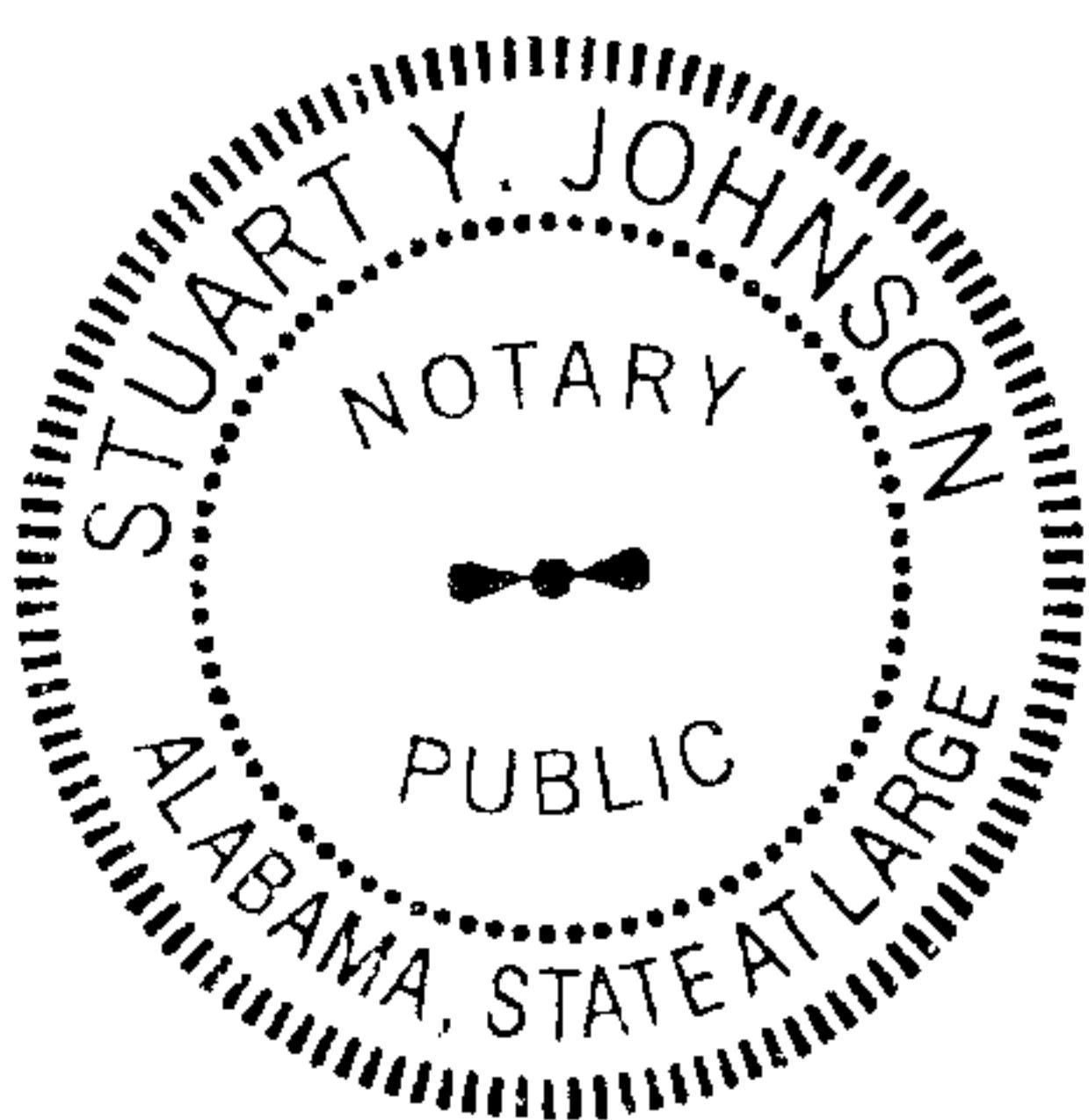
BY:

Mary Jane Rhodes
Mary Jane Rhodes

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that **Mary Jane Rhodes**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 25th day of August, 2008.



Stuart Y. Johnson
NOTARY PUBLIC: Stuart Y. Johnson
My commission expires: 3/6/11

Shelby County, AL 09/03/2008
State of Alabama

Deed Tax: \$74.00