


20081006000395580 1/2 \$72.00
Shelby Cnty Judge of Probate, AL
10/06/2008 03:35:50PM FILED/CERT

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Julia M. Williams
4047 Highland Ridge Rd.
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, NIKKI WINDHAM, an unmarried person, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto JULIA M. WILLIAMS, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 60, according to the Final Plat of the Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, page 45 A & 45 B, in the Probate Office of Shelby County, Alabama.

Two Hundred Thirty Two Thousand and 00/100 Dollars (\$232,000.00) of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

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Dated this the 26th day of September, 2008.

Nikki Windham

NIKKI WINDHAM

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that NIKKI WINDHAM, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

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

J. A. Grant

NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/09

Shelby County, AL 10/06/2008
State of Alabama

Deed Tax: \$58.00

