



20090209000041910 1/2 \$85.50  
 Shelby Cnty Judge of Probate, AL  
 02/09/2009 10:04:16AM FILED/CERT

~~148,000~~ KD  
 71,500

**This instrument was prepared by:**  
**William E. Swatek**  
**Attorney at Law**  
**230 Bearden Road**  
**Pelham, AL 35124**

Shelby County, AL 02/09/2009  
 State of Alabama  
 Deed Tax: \$71.50

**Send Tax Notice to:**  
**Kathryn Damron**

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

**KNOW ALL MEN BY THESE PRESENTS**

**That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, NEIL P. DAMRON (hereinafter referred to as GRANTOR), a single man formerly married to KATHRYNE E. DAMRON, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto KATHRYN E. DAMRON (hereinafter referred to as GRANTEE), a single WOMAN formerly married to NEIL P. DAMRON, the following described real estate, situated in SHELBY County, ALABAMA, to-wit:**

Estate 7, according to the survey of High Chaparral, First Sector, as recorded in Map Book 12, Page 57, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Utility easements, bridle path easement and building setback line as shown on recorded map of said subdivision.

Restrictions as shown on recorded map of said subdivision.

Restrictions, covenants, and conditions as recorded in Real Record 196, Page 237, and in Real Record 197, Page 249, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 160, Page 469, in the Probate Office.

**Subject to easements, restrictions and reservations of record, if any.**

**This instrument was prepared pursuant to that certain Final Judgment of Divorce, Case No. DR -2007-78, in the Circuit Court of Shelby County, Alabama.**

**This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the client.**

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR'S acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature and seal this 6 day of February, 2009.

 (SEAL)  
Neil P. Damron

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NEIL P. DAMRON, a single man formerly married to Kathryn E. Damron, signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

Given under my hand and official seal this the 6 day of February, 2009.

  
NOTARY PUBLIC