

09-372  
Heather D. Bates  
151 Sugar Hill Lane, Alabaster, Alabama 35007

20090701000252760 1/1 \$13.00  
Shelby Cnty Judge of Probate, AL  
07/01/2009 08:59:44 AM FILED/CERT

WARRANTY DEED

THE STATE OF ALABAMA,  
JEFFERSON COUNTY.

Shelby County, AL 07/01/2009  
State of Alabama  
Deed Tax : \$2.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Two Thousand and 00/100 (\$102,000.00), Dollars** to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **James E. Thomas and Janet F. Thomas, Husband and Wife**(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Heather D. Bates and Diane S. Dill**, (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 12, according to the Survey of Sugar Hill Townhomes, as recorded in Map Book 28, page 115, in the Probate Office of Shelby County, Alabama.

- Subject to:
1. Taxes for the year 2009 and subsequent years.
  2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.
  3. **A THIRD PARTY MORTGAGE IN THE AMOUNT OF \$ 100,152.00 EXECUTED SIMULTANEOUSLY HEREWITH.**

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), thier 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 26 day of June, 2009.

\_\_\_\_\_  
James E. Thomas  
\_\_\_\_\_  
Janet F. Thomas

THE STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that James E. Thomas and Janet F. Thomas, whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 26 day of June, 2009.

Notary Public

Commission Expires: 8-7-10

PREPARED BY: Michael Galloway 931 Sharitt Avenue, #113, Gardendale, Alabama 35071

