

SPECIAL WARRANTY DEED


20090811000307480 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/11/2009 09:08:08 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand Dollars (\$40,000.00) and other good and valuable consideration to the undersigned grantor,

JAMES MELTON, a married man

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

RHONDA MELTON

(hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 89 according to the Survey of Homestead, Second Sector, as recorded in Map Book 6, Page 74, in the Probate Office of Shelby County, Alabama.

The above described property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

The above described property is not the homestead of the grantor or his spouse.

All of the consideration is paid by a Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said grantee, her heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the said grantor has hereto set his signature and seal, this the 7th day of August, 2009.

ATTEST:

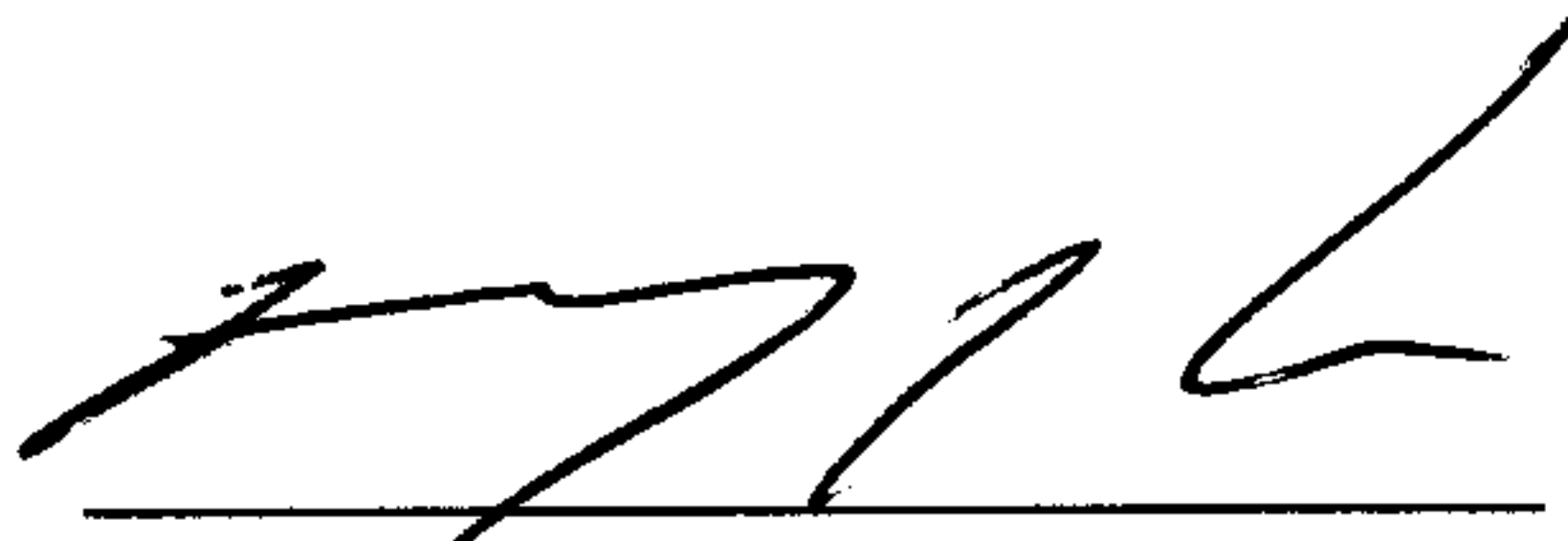

JAMES MELTON

**STATE OF ALABAMA
SHELBY COUNTY**

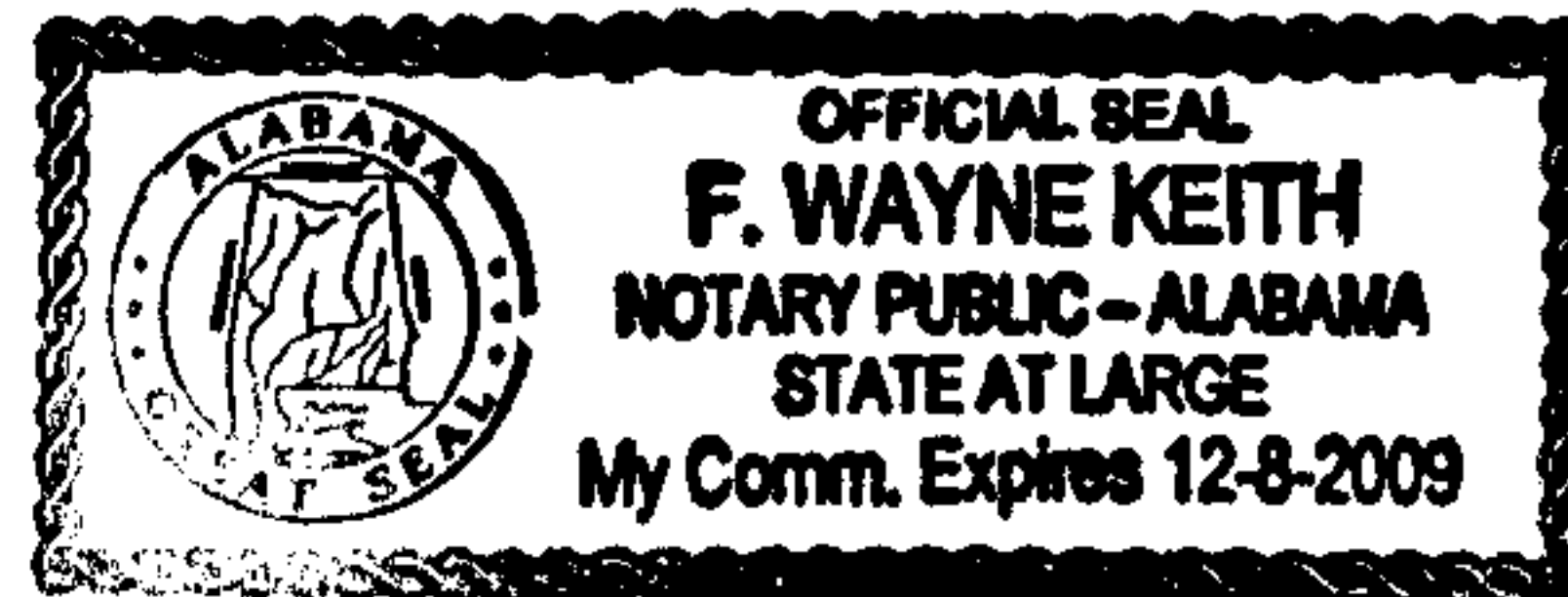

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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that James Melton, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 7th day of August, 2009



Notary Public



THIS INSTRUMENT PREPARED BY:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 230
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
Rhonda Melton
5269 Sunny Meadows Drive
Birmingham, Alabama 35242