

WARRANTY DEED

20090825000327290 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
08/25/2009 01:30:16 PM FILED/CERT

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Nine Thousand Nine Hundred and 00/100 (\$109,900.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **EDWIN L. PRESTON and GRACE MARIE PRESTON, HUSBAND AND WIFE** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **ALYSSA RYAN**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 17, ACCORDING TO THE SURVEY OF WILDEWOOD VILLAGE, 1ST ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$107,908.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2009, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/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), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 19th day of August, 2009.


EDWIN L. PRESTON


GRACE MARIE PRESTON

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that EDWIN L. PRESTON and GRACE MARIE PRESTON 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/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 19th day of August, 2009.

My Commission Exp:


Notary Public

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2871 ACTON ROAD, SUITE 201
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
ALYSSA RYAN
3435 WILDEWOOD DRIVE
PELHAM, ALABAMA 35124

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10

Shelby County, AL 08/25/2009

State of Alabama

Deed Tax : \$2.00