

WARRANTY DEED

THIS INDENTURE made and entered into on this the 28 day of August, 2009, by and between **ROMAN P. DIXON and wife, J. ASHLEY DIXON**, as Grantors and **YVONNE ELLIS BANKS**, as Grantee.

WITNESSETH: That the said Grantors, for and in consideration of the purchase price of the property being \$150,500.00. A portion of the consideration set forth was paid from the proceeds of a mortgage closed simultaneously herewith in the amount of \$147,773.00, and other good and valuable considerations to the Grantors in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantors have given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantee, for and during her life and upon her death, then to the SURVIVOR of her forever, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described property, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 38, according to the survey of Cedar Grove at Sterling Gate, Sector 1, Phase 1, as recorded in Map Book 22, Page 92, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

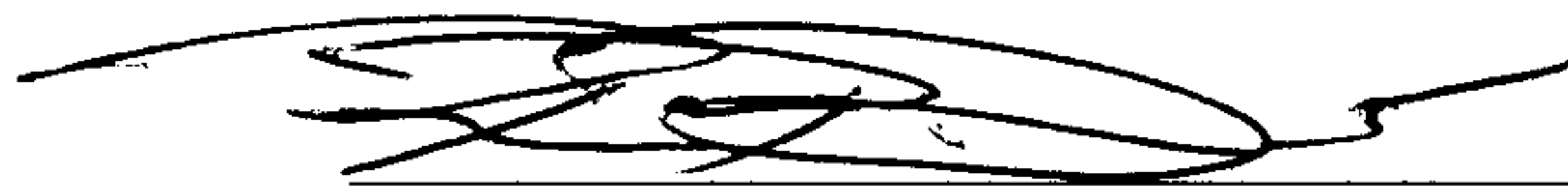
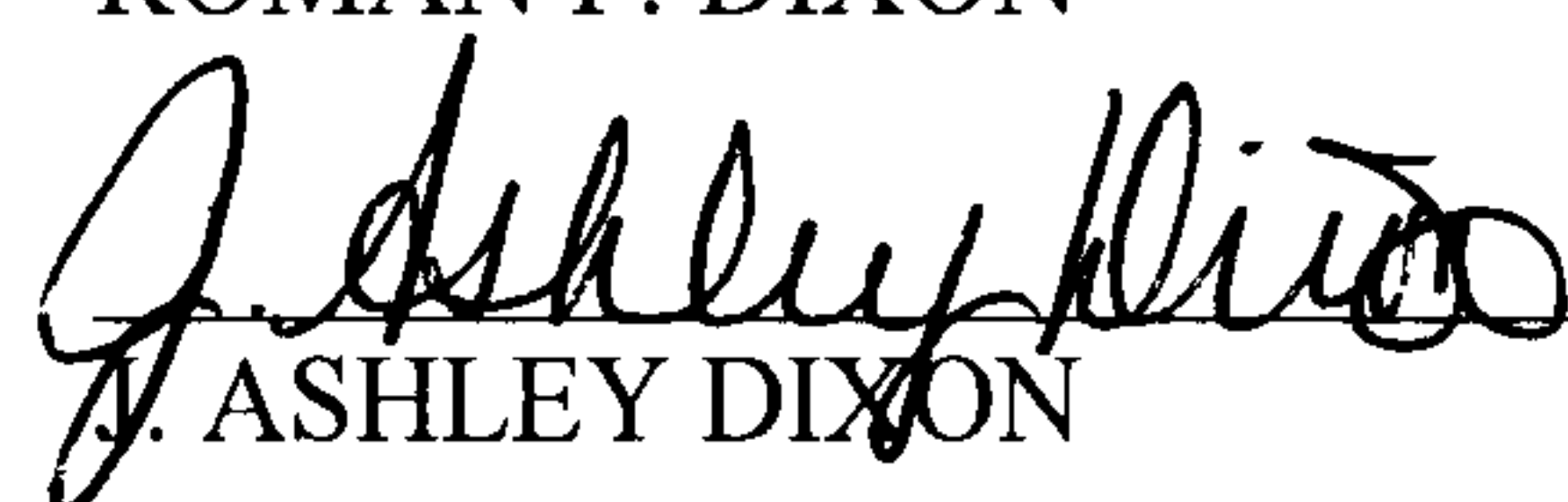
1. Restrictions appearing of record in Book 1997, Page 15574.

Excepting therefrom all interests in and to all oil, gas and other minerals, in on and/or under said property and all rights in connection therewith which may have been granted, reserved or released to others.

TO HAVE AND TO HOLD the lot or parcel of land above described, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, her heirs and assigns, forever, and;

THE said Grantors do hereby covenant with and represent unto the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of the lot or parcel of land above described, that the same is free from all liens and encumbrances, except ad valorem taxes due and payable October 1, 2009, and any restrictions, easements, ways and building setback lines of record, if any in the office of the Judge of Probate of said County, Alabama, and all zoning ordinances applicable to the subject property and they will warrant and forever defend the title to said premises against the lawful claims and demands of all persons, subject to the exceptions set out herein.


IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the day of and year first above written.

 (SEAL)
ROMAN P. DIXON
 (SEAL)
J. ASHLEY DIXON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Roman P. Dixon and J. Ashley Dixon, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 28 day of August, 2009.

 (SEAL)
Notary Public
My comm. expires: 12-9-12

Prepared by:
Richard Chesnut
BRINKLEY & CHESNUT
307 Randolph Ave.
Huntsville, Alabama

Shelby County, AL 09/02/2009
State of Alabama
Deed Tax : \$3.00