

This instrument was prepared by:
Walter F. Scott, III, LLC
3500 Colonnade Parkway
Birmingham, AL 35243

Send Tax Notice To: Karri Leigh Dixon
161 Shelby Farms Drive
Alabaster, AL 35007

WARRANTY DEED

20091002000374060 1/1 \$39.00
Shelby Cnty Judge of Probate, AL
10/02/2009 08:33:41 AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Forty Thousand dollars and Zero cents (\$140,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Cadence Bank, N.A. (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Karri Leigh Dixon (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 115, according to the final plat of Shelby Farms Subdivision, as recorded in Map Book 38, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 1st day of June, 2009.

Note: \$112,000.00 of the sales price was paid for with the proceeds (\$112,000.00) of a first lien mortgage recorded simultaneously herewith.

(SEAL.) Cadence Bank, N.A. by SCOTT HARRIS
Its V.P.
(SEAL.)
(SEAL.)
(SEAL.)
(SEAL.)

STATE OF ALABAMA

} General Acknowledgment

COUNTY JEFFERSON

I, the undersigned, a Notary Public in and for the said County, in said State, do hereby certify that Cadence Bank, N.A. whose name is 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, 2009.

Notary Public
Lauren Ashley
My Commission Expires: 06/06/2011

Shelby County, AL 10/02/2009
State of Alabama
Deed Tax : \$28.00