



20091030000407660 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
10/30/2009 02:50:15 PM FILED/CERT

10,000

## WARRANTY DEED

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notices to:

James W Fitts  
BX 100  
Wilton, AL 35187

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of the settlement of SM09:000749 in the District Court of Shelby County, Alabama, and pursuant to the orders entered therein, other good and valuable consideration, and to settle the estate of Annie Jeffries, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **GREG ATCHISON**, of BX 195, Jemison Alabama 35085, do grant, bargain, sell, and convey unto **JAMES W FITTS**, an unmarried man, of BX 100, Wilton, AL 35187 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, Block 3 in the G A Nabors map of land of Wilton, recorded in Map book 3, page 33, Shelby County, Alabama. Ad valorem tax parcel ID#36 3 08 1 000 022.000

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

**GREG ATCHISON**, does for himself and for his administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **GREG ATCHISON**, have set my hand and seal, this 28 September 2009.

**WITNESS:**

Steve Sears

Greg Atchison (Seal)  
**GREG ATCHISON**

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **GREG ATCHISON**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, 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 official seal this 28 September 2009.

Steve Sears  
Notary public

My Commission Expires 07 March 2010

Deed Tax : \$10.00