


This instrument prepared by:  
John H. Henson  
4647-E US Hwy 280  
Birmingham, AL 35242

SEND TAX NOTICE TO:  
Dawn McCombs

1909 Shelby Forest Pl.  
Chelsea, Alabama 35043

  
20100309000069120 1/1 \$14.50  
Shelby Cnty Judge of Probate, AL  
03/09/2010 02:41:27 PM FILED/CERT

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

Shelby COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **One Hundred Eighty Nine Thousand Nine Hundred dollars and Zero cents ( \$189,900.00 )** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Steven Lane Bates and Kimberly Ann Bates, husband and wife** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Dawn McCombs** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:


Lot 512, according to the Map and Survey of Spratlin's Addition to Shelby Forest Estates, as recorded in Map Book 27, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama.

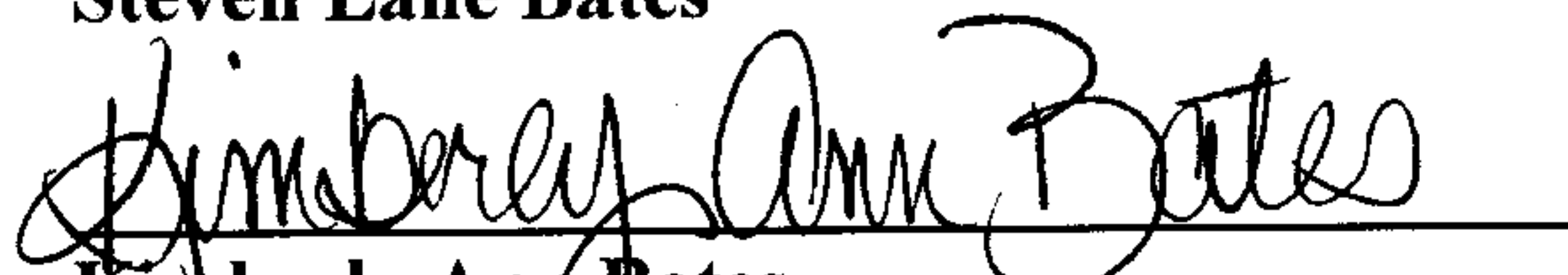
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$186,459.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on **1st day of March, 2010**

  
Steven Lane Bates

  
Kimberly Ann Bates

STATE OF ALABAMA )  
JEFFERSON COUNTY )

Shelby County, AL 03/09/2010  
State of Alabama  
Deed Tax : \$3.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Steven Lane Bates and Kimberly Ann Bates** 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 official seal on **1st day of March, 2010**.

  
Notary Public  
Commission Expires: