

WARRANTY DEED

20100323000085170 1/1 \$14.50
Shelby Cnty Judge of Probate, AL
03/23/2010 04:01:45 PM FILED/CERT

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Eighty-Two Thousand Nine Hundred and 00/100 (182,900.00) 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 **TROY A. TABOR, A MARRIED MAN** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **FRANCES LOUANNE GREEN**, 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 9B, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE PHASE 1- RESURVEY #2, AS RECORDED IN MAP BOOK 36, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$179,586.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

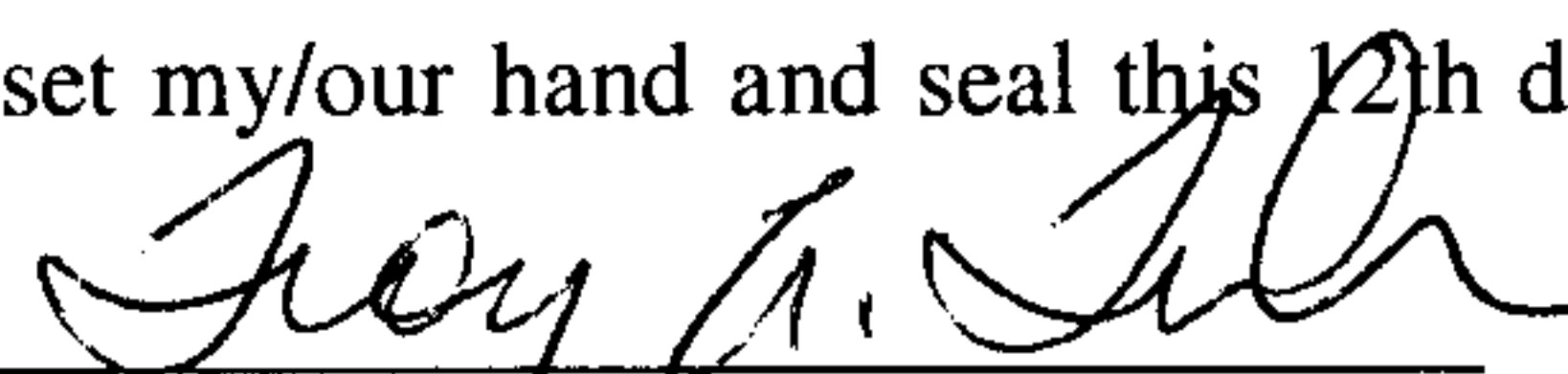
THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

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 12th day of March, 2010.


TROY A. TABOR

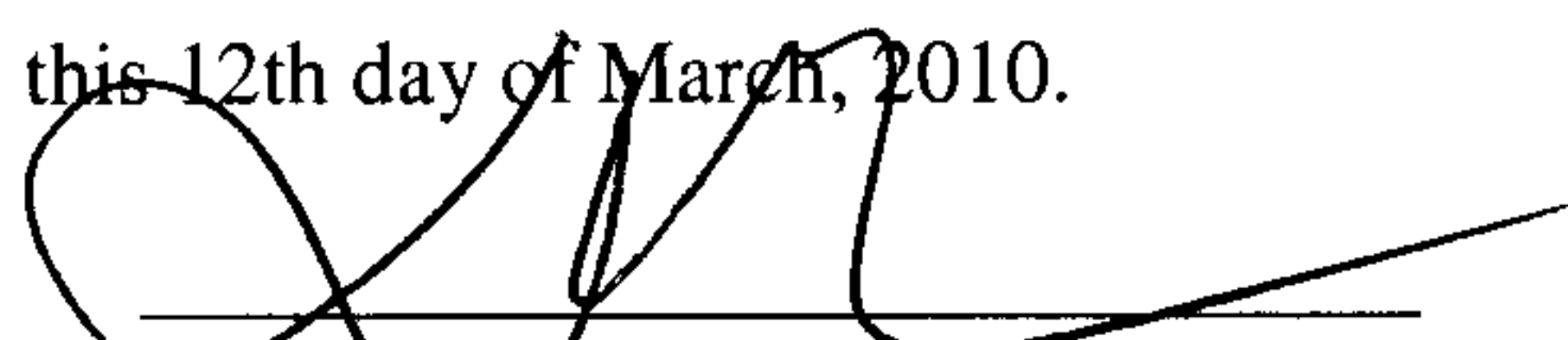
STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that TROY A. TABOR 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.

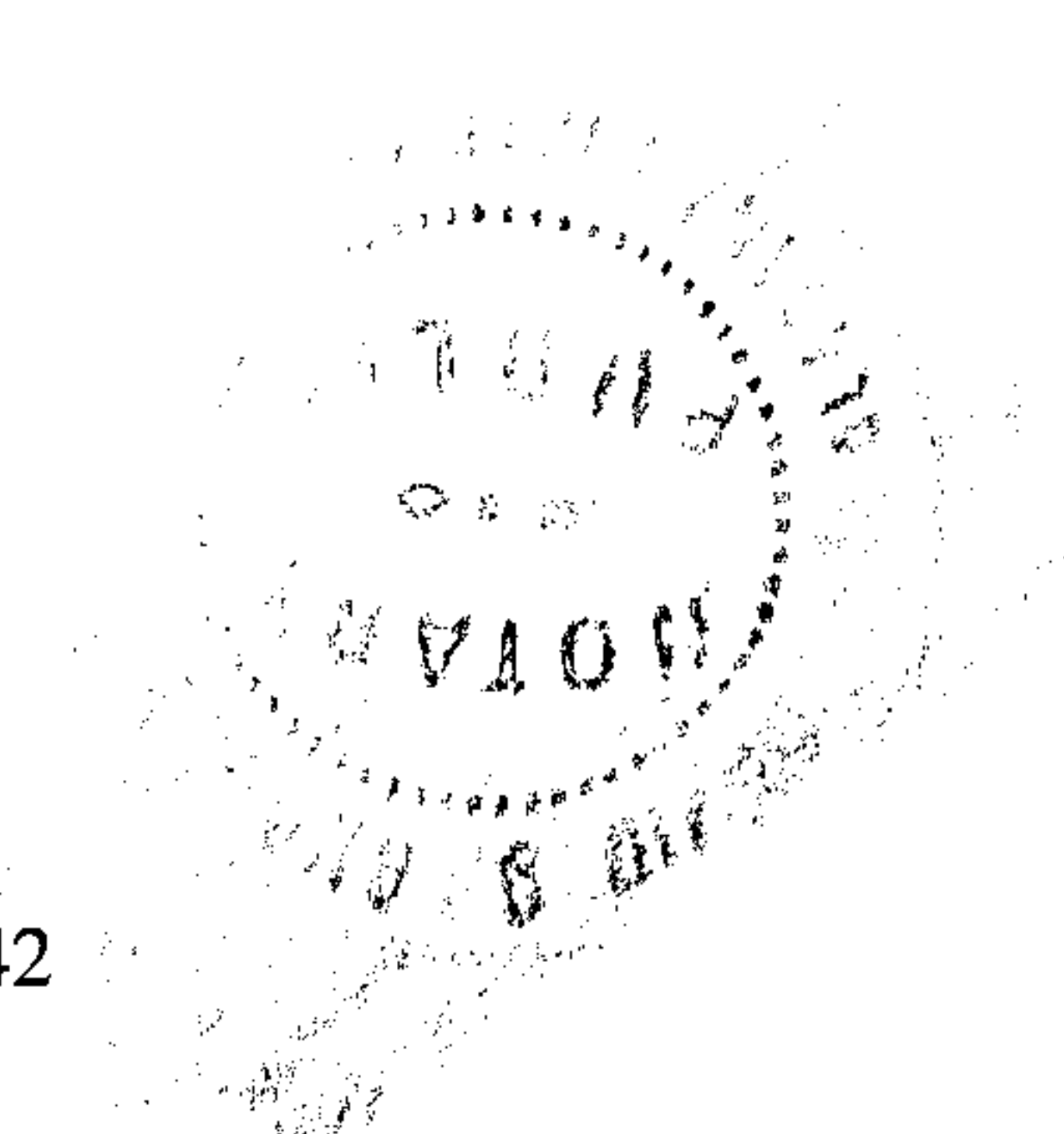
GIVEN under my hand and seal this 12th day of March, 2010.

My Commission Exp:


Notary Public

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

SEND TAX NOTICE TO:
FRANCES LOUANNE GREEN
1044 INVERNESS COVE WAY
BIRMINGHAM, ALABAMA 35242



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

Shelby County, AL 03/23/2010
State of Alabama
Deed Tax : \$3.50