

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Roy Dallas Downs
421 Waterford Highlands Way
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

20120717000256050 1/1 \$57.00
Shelby Cnty Judge of Probate, AL
07/17/2012 03:02:58 PM FILED/CERT

That in consideration of One Hundred Twenty Five Thousand dollars and Zero cents (\$125,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert Lee Hagood and wife, Charity Spurlock (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Roy Dallas Downs (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 459, according to the survey of Waterford Highlands, Sector 2, Phase 2, as recorded in Map Book 30, Page 111, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$80,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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, we have hereunto set our hand(s) and seal(s), this 16th day of July, 2012.

(SEAL)

(SEAL)

(SEAL)

Robert Lee Hagood
Charity Spurlock

(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Robert Lee Hagood and Charity Spurlock 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July, 2012.

My Commission Expires: 10-16-12

Notary Public

Shelby County, AL 07/17/2012
State of Alabama
Deed Tax: \$45.00

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012