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20040409000185250 Pg 1/2 189.00
Shelby Cnty Judge of Probate, AL
04/09/2004 13:00:00 FILED/CERTIFIED

This instrument was prepared by:
L. Stephen Wright, Jr., Esq.
2125 Morris Avenue
Birmingham, AL 35203

Send Tax Notice to:
Janice W. Garrett
5303 Mountain Park Drive
Pelham, AL 35124

STATUTORY WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, STEPHEN J. GARRETT (hereinafter referred to as GRANTOR), a single man formerly married to JANICE W. GARRETT, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JANICE W. GARRETT (hereinafter referred to as GRANTEE), a single woman formerly married to STEPHEN J. GARRETT, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11, according to the survey of Mountain Park, Second Sector, as recorded in Map Book 9, page 147, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and reservations of record, if any.

This instrument was prepared pursuant to that certain Final Judgment of Divorce, Case No. DR 02-902 (Reeves), in the Circuit Court of Shelby County, Alabama.

This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the client.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR'S acquisition of the bargained premises and prior to the date of delivery of this deed.

24 IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature and seal this March, 2007.

 (SEAL)
STEPHEN J. GARRETT

Statutory Warranty Deed

Grantor: Stephen J. Garrett

Grantee: Janice W. Garrett

Page 2

**STATE OF ALABAMA)
SHELBY COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen J. Garrett, a single man formerly married to Janice W. Garrett, signed 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 executed the same voluntarily.

Given under my hand and official seal this the 21st day of March, 2004.

Mary J. Coalsen
NOTARY PUBLIC

My Commission Expires: 6/17/04