

Send tax notice to:

Tracy L. Childress

Lisa C. Childress

232 Oakmont Road

Birmingham, AL 35244

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

BHMO505219

STATE OF ALABAMA

COUNTY Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Five Thousand Five Hundred and 00/100 Dollars (\$455,500.00) in hand paid to the undersigned Lynn Church and Greg A. Church, Wife and Husband, (hereinafter referred to as Grantors") by Tracy L Childress and Lisa C. Childress, (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to a survey of Marwood, First Sector, as recorded in Map Book 9, Page 60, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$409,950.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

20050609000281280 2/2 \$60.00  
Shelby Cnty Judge of Probate, AL  
06/09/2005 10:08:06AM FILED/CERT

IN WITNESS WHEREOF, Grantor(s) Lynn Church and Greg A. Church, hereunto set their signature(s) and seal(s) on June 2, 2005.

*Lynn Church*  
Lynn Church  
*Greg A. Church*  
Greg A. Church

Shelby County, AL 06/09/2005  
State of Alabama  
Deed Tax: \$46.00

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn Church and Greg A. Church, Wife and Husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of June, 2005.

(NOTARIAL SEAL)



*Mary Pamela Short*  
Notary Public  
Print Name: *Mary Pamela Short*  
Commission Expires: *9-16-06*