This Form Provided By

SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:
(Name) Christian Nicole Ivey
(Address) 5986 Forest Lakes Cove
Sterrett, Al. 35147

This instrument was prepared by
(Name) Jones & Waldrop
(Address) 1025 Montgomery Highway
Vestavia, Al. 35216

20050921000490010 1/1 $12.00
Shelby Cnty Judge of Probate, AL
09/21/2005 12:59:56PM FILED/CERT

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby **COUNTY** } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One hundred ninety-nine thousand nine hundred and no/100 ($199,900.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Lauren C. Birch and her husband Brent S. Birch

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Christian Nicole Ivey

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 299, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, at Page 25 A, B & C in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

$159,920.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

$39,980.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith, which is second and subordinate to the first mortgage recited above.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 19 day of August, 2005,

(Seal) Lauren C. Birch (Seal)
LAUREN C. BIRCH
(Seal) Brent S. Birch (Seal)
BRENT S. BIRCH
(Seal) (Seal)

STATE OF ALABAMA
Jefferson **COUNTY** } **General Acknowledgment**

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lauren C. Birch and her husband Brent S. Birch 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of August, 2005 A. D.,

My commission expires: 9/13/08 Susan Cagle