This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Benton W. Tyler
224 Fairview Circle
Montevallo, AL 35115

20051101000567140 1/1 $40.00
Shelby Cnty Judge of Probate,AL
11/01/2005 01:04:19PM FILED/CERT

STATE OF ALABAMA)
) WARRANTY DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Thirty-Seven Thousand Three Hundred Thirty-Five and 00/100 Dollars ($137,335.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **B. G. Allen a married man,** hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Benton W. Tyler, a single person,** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

Lot 27, according to the Survey of Fairview, as recorded in Map Book 22, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

NOTE: This property does not constitute homestead for the Grantor.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF WACHOVIA MORTGAGE CORPORATION, IN THE SUM OF $108,335.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 19th day of September, 2005.

GRANTOR

Shelby County, AL 11/01/2005
State of Alabama

Deed Tax:$29.00

_____ (L.S.)
B. G. Allen

STATE OF ALABAMA)
) ACKNOWLEDGMENT
SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *B. G. Allen,* which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 19th day of September, 2005.

NOTARY PUBLIC
My Commission Expires: 5/13/08