20060125000042420 1/1 $12.00
Shelby Cnty Judge of Probate, AL
01/25/2006 03:55:42PM FILED/CERT

# *Warranty Deed*

STATE OF **ALABAMA**
COUNTY OF **SHELBY**

Know All Men by These Presents: That in consideration of *Seventy-Five Thousand Dollars ($75,000)* the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Antwan Garnem and Zmorrod Garnem, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kenneth Cathey** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 3, according to the Survey of Ripple Creek Estates, Phase I, as recorded in Map Book 13, Page 24, in the Probate Office of Shelby County, Alabama.**

**Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.**

****The above consideration is being paid two purchase money mortgages filed simultaneous herewith.***

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this

23rd **day of** January, **2006.**

Antwan Garnem (Seal)
**Antwan Garnem**

Zmorrod Garnem (Seal)
**Zmorrod Garnem**

STATE OF **ALABAMA**

COUNTY OF Jefferson

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Antwan Garnem and Zmorrod Garnem** whose name(s) is/are signed as to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 23rd **day of** January, **2006.**

Bryan Gregg
Notary Public
My Commission Expires: 10-6-2007

BRYAN GREGG
NOTARY PUBLIC
ALABAMA
MY COMMISSION EXPIRES 10/06/2007
STATE AT LARGE

Send Tax Notice To:
Kenneth Cathey
15 Meredith Way
Montevallo, AL 35115

05-0602