



20060406000159610 1/1 \$61.00
Shelby Cnty Judge of Probate, AL
04/06/2006 02:07:19PM FILED/CERT

This Form Provided By

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Phil Bass

(Address) 105 Chestnut Forest Circle
Helena, Al. 35080

This instrument was prepared by

Name) Patricia K. Martin, PC

2090 Columbiana Rd.

Address) Birmingham, Al. 35216

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 Two hundred twenty-six thousand and no/100 (\$226,000.00) Dollars

the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
we, Robert F. Montgomery and his wife Hollie W. Montgomery

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

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 Chestnut Forest, as recorded in Map Book 22,
Page 98 in the Probate Office of Shelby County, Alabama.

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

\$176,000.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith.

Shelby County, AL 04/06/2006
State of Alabama

Deed Tax: \$50.00

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,
heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
as 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)
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 30
of March, 2006

(Seal)

(Seal)

(Seal)

Robert F. Montgomery
ROBERT F. MONTGOMERY
Hollie W. Montgomery
HOLLIE W. MONTGOMERY

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

the undersigned Robert F. Montgomery and his wife Hollie W. Montgomery, a Notary Public in and for said County, in said State,
do hereby certify that they are
name they signed to the foregoing conveyance, and who are known to me, acknowledged before me
this day, that, being informed of the contents of the conveyance they have executed the same voluntarily
on day the same bears date.

Given under my hand and official seal this 30 day of March, 2006

et 30/08

Patricia K. Martin