

NTC0600455

Send tax notice to:

JARED B. MILLET

LEA L. MILLET

5352 SOUTH BROKEN BOW DRIVE

BIRMINGHAM, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY Shelby

Shelby County, AL 09/01/2006  
State of Alabama

Deed Tax: \$189.50

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Nine Thousand Five Hundred and 00/100 Dollars (\$189,500.00) in hand paid to the undersigned Larry G. Grace and Jane A. Grace, Husband and Wife (hereinafter referred to as Grantors") by Jared B. Millet and Lea L. Millet (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 2, Block 2, according to the Survey of Broken Bow, as recorded in Map Book 7, page 145, in the PRobate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

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

\$170,550.00 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.

IN WITNESS WHEREOF, Grantor(s) Larry G. Grace (by his Attorney in Fact, Jane A. Grace) and Jane A. Grace hereunto set their signature(s) and seal(s) on August 21, 2006.

*Larry G. Grace by Attorney in Fact,*  
Larry G. Grace  
*Jane A. Grace*  
by his Attorney in Fact, Jane A. Grace

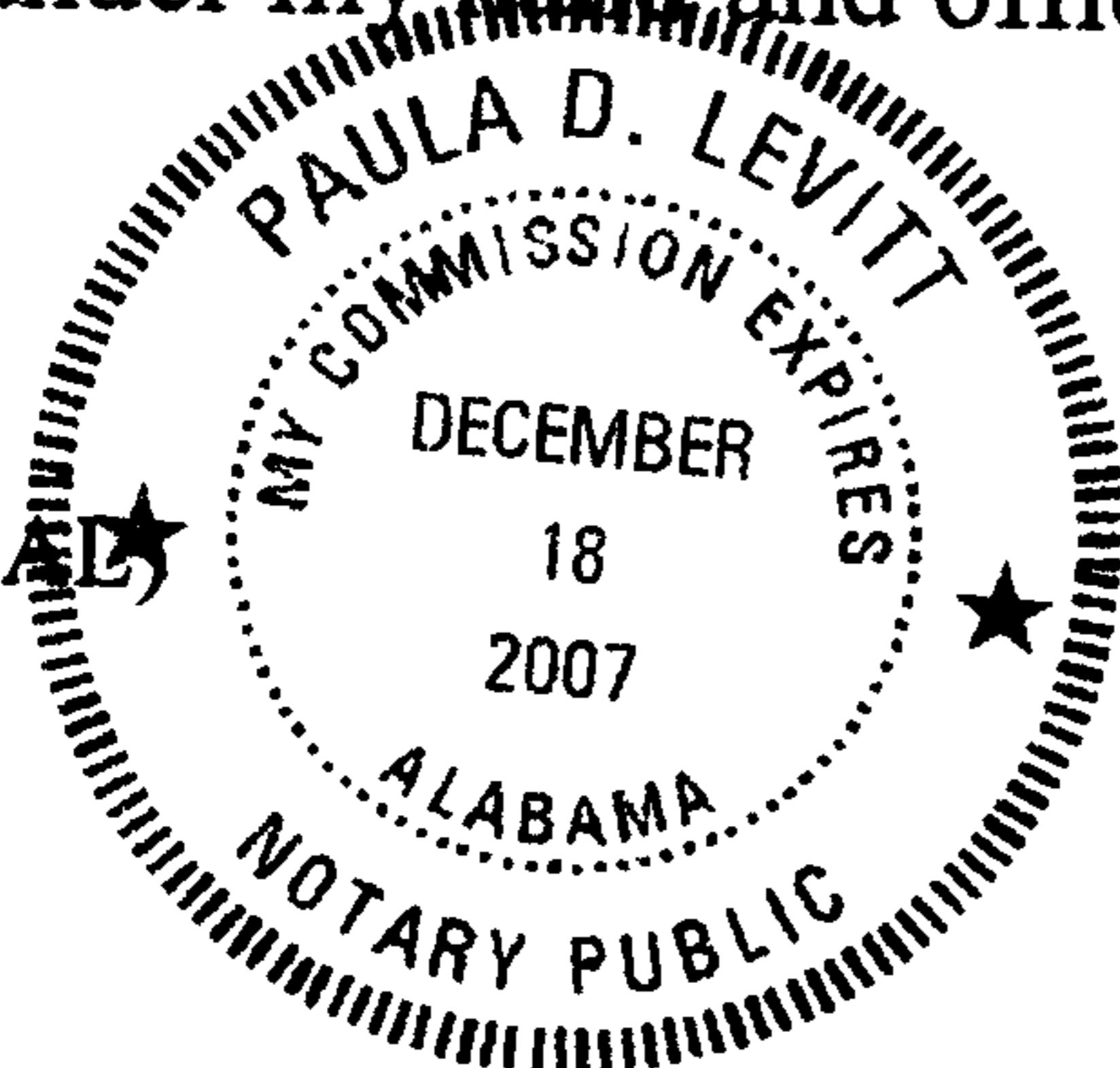
*Jane A. Grace*  
Jane A. Grace

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jane A. Grace, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of August, 2006.

(NOTARIAL SEAL)



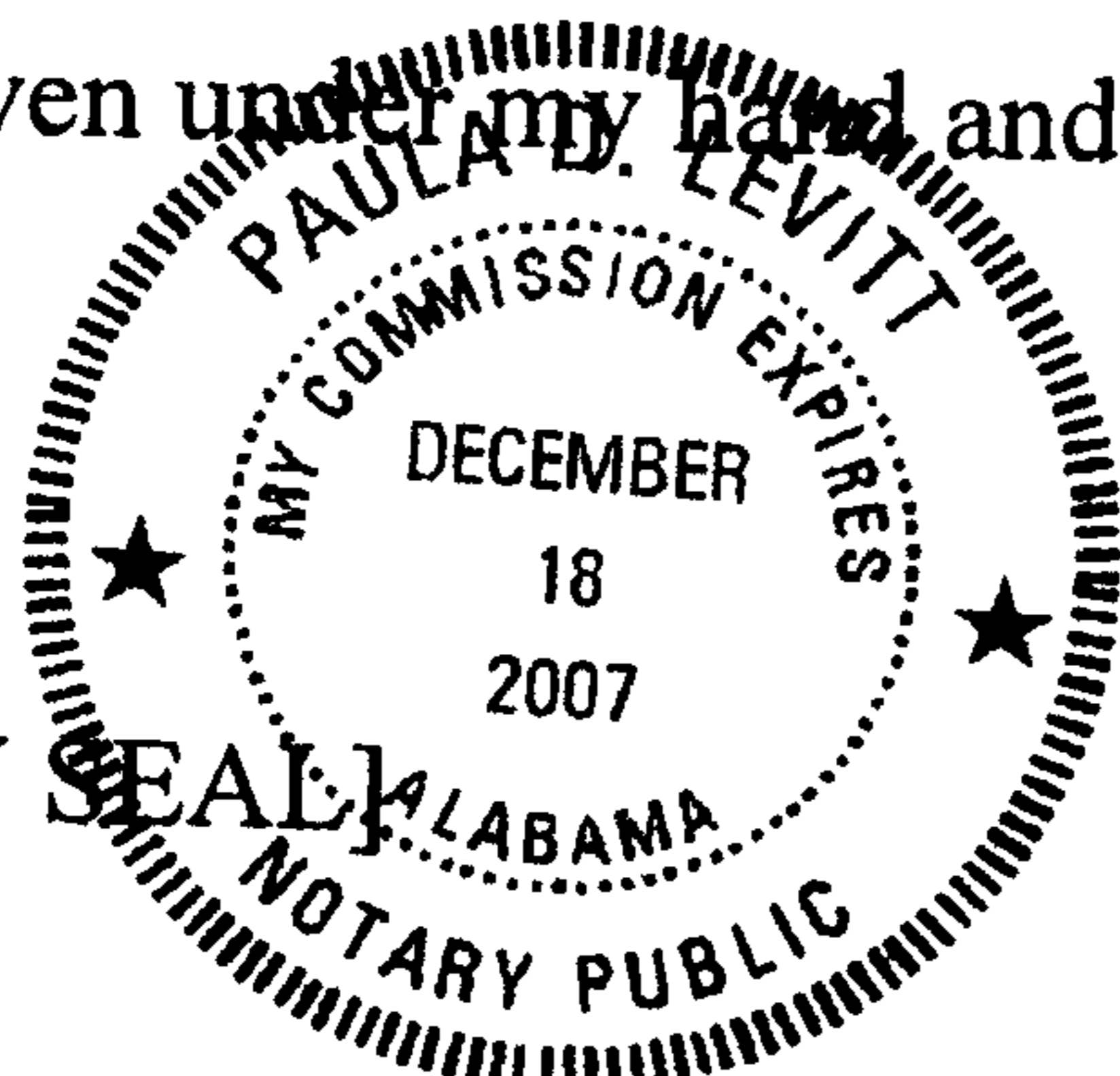
*Paula D. Levitt*  
Notary Public  
Print Name: *Paula D Levitt*  
Commission Expires: *12-18-07*

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jane A. Grace, whose name as Attorney in fact for Larry G. Grace, A Married Man, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in fact for Larry G. Grace, on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of August, 2006.

[NOTARY SEAL]



*Paula D. Levitt*  
Notary Public  
Print Name: *Paula D Levitt*  
Commission Expires: *12-18-07*