20070108000008930 1/1 $104.00
Shelby Cnty Judge of Probate, AL
01/08/2007 10:53:25AM FILED/CERT

This instrument was prepared by:
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Ann Edwards
name
1101 Greystone Parc Terr
address
Birmingham, AL 35242

WARRANTY DEED-

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

That in consideration of FOUR HUNDRED SIXTY THREE THOUSAND FIVE HUNDRED AND NO/100----------
----------DOLLARS($463,500.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Cortes J. Bicking and wife, Patricia A. Bicking

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

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

Lot 63, according to the Survey of The Parc at Greystone, as recorded in Map Book 32, Page 42A, B and C in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to taxes for 2007.
Subject to restrictions; easements and building line; rights of way to Alabama Power Company; and, easement agreement by and between Daniel Realty Company and Greystone Branch LLC, of record.

$ 370,800.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 01/08/2007
State of Alabama

Deed Tax:$93.00

TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 29th day of December, 2006

(Seal) Cortes J. Bicking (Seal)
(Seal) Patricia A. Bicking (Seal)
(Seal) (Seal)

STATE OF ALABAMA
Jefferson COUNTY } General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Cortes J. Bicking and wife, Patricia A. Bicking whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 29th day of December A.D., 2006

Larry L. Halcomb Notary Public

My Commission Expires January 23, 2010

DCAL01W