

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

Jennifer Gavin
1555 Inverness Cove Lane
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Five Thousand and No/100 Dollars (\$205,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Albert J. Knight and wife, Carol R. Knight** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Jennifer Gavin** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 112A, according to the Survey of Inverness Cove-Phase 2 Resurvey #1, as recorded in Map Book 36, Page 110, in the Probate Office of Shelby County, Alabama.

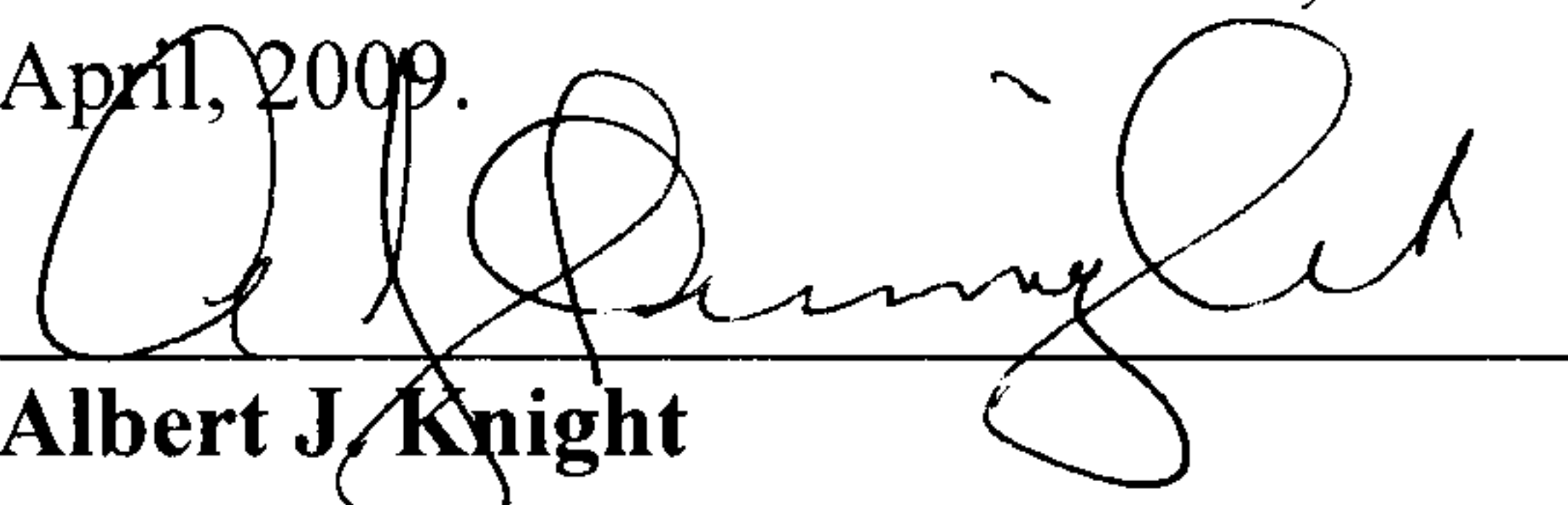
\$185,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of April, 2009.

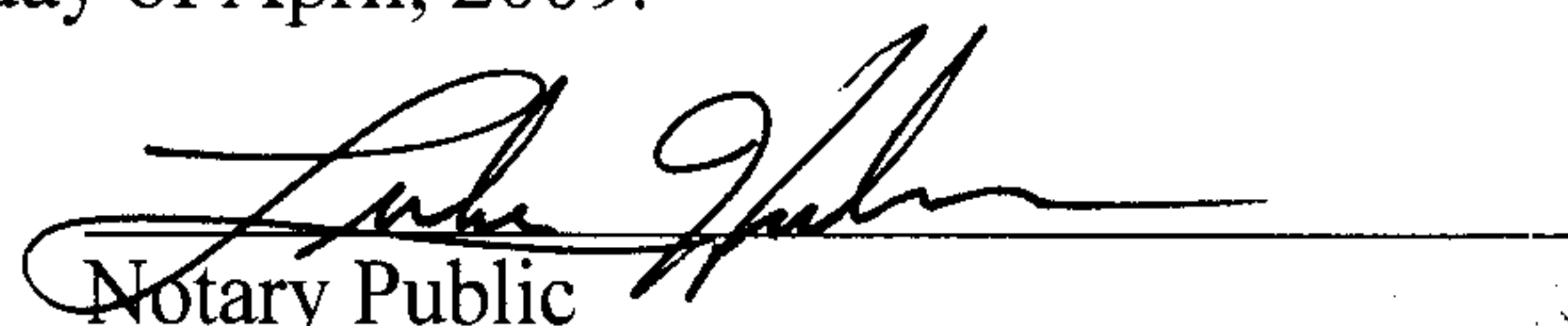

Albert J. Knight


Carol R. Knight

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Albert J. Knight and wife, Carol R. Knight**, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily, individually, on the day the same bears date.

Given under my hand and seal this the 7th day of April, 2009.


Notary Public

My Commission Expires: 7-26-2012

