

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:

(Name) Peggie J. Killingsworth

(Address) P.O. Box 392
Calera, AL 35040

Send Tax Notice to:

(Name) Donald Gardner

(Address) 1405 Ferncliff Cr.
Birmingham, AL 35213

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty five thousand five hundred dollars and no/100
(\$55,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I (we)

Peggie J. Killingsworth, a married woman

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

Donald Gardner, a married man

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

Lots 107, 108, 72, according to the Survey of Summerchase, Phase I, as
recorded in Map Book 23, Page 07, in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Easements and restrictions of record.

This property does not constitute a homestead.

Inst # 1997-31816

10/02/1997-31816
08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NED 64.00

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 15th
day of Sept, 19 97

(Seal)

(Seal)

(Seal)

Peggie J. Killingsworth (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, Brenda H. Clayton a Notary Public in and for said County,
in said State, hereby certify that Peggie J. Killingsworth, a married woman

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 15th day of September, 19 97

4-27-2001

My Commission Expires

Brenda H. Clayton
Notary Public