

SEND TAX NOTICE TO:

Robert J. Demers
Deborah R. Demers
1252 David Drive
Pelham, AL 35124

✓ This instrument was prepared by:

Susan L. Hubbert Peterson
Rives & Peterson, L.L.C.
3100 Independence Drive
Birmingham, Alabama 35209

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TWENTY-ONE THOUSAND NINE HUNDRED and No/100's (\$121,900.00) DOLLARS** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Christopher R. Cowling and wife, Debbie L. Cowling**, (hereinafter grantors), do grant, bargain, sell and convey unto **Robert J. Demers and wife, Deborah R. Demers**, (hereinafter grantee), all of my right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

Lot 26, in Block 1, according to the Amended Map of Brookfield, Third Sector, as recorded in Map Book 6, Page 41, in the Probate Office of Shelby County, Alabama.



\$115,800.00 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.



TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of

February 2003!

Christopher R. Cowling, by Brian
Westbrook, his Attorney-In-Fact

Debbie L. Cowling, by Brian
Westbrook, her Attorney-In-Fact

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher R. Cowling and wife, Debbie L. Cowling, whose names 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 hand and official seal this 26th day of February, 2003.



Notary Public: Susan L. Hubbert Peterson
Commission Expires: 04/11/2006