

This instrument prepared by:
Ronald E. Boackle
2172 Highway 31 South Suite 201
Pelham, Alabama 35124

Send Tax Notice To:
Teresa K. Tucker
3870 Highway 11
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

20030519000310490 Pg 1/1 23.50
Shelby Cnty Judge of Probate, AL
05/19/2003 12:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF THE SUM OF EIGHTY ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$81,500.00),

TO THE UNDERSIGNED GRANTOR (WHETHER ONE OR MORE), IN HAND PAID BY THE GRANTEE HEREIN, THE RECEIPT WHEREOF IS ACKNOWLEDGED, WE, **PAUL D. BRAMMER**, a married man and wife, **SHARON FAYE WHITLEY BRAMMER**, a married woman

(HEREIN REFERRED TO AS GRANTOR, WHETHER ONE OR MORE), DO GRANT, BARGAIN, SELL AND CONVEY UNTO **TERESA K. TUCKER**, an unmarried woman,

(HEREIN REFERRED TO AS GRANTEE, WHETHER ONE OR MORE), THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN **SHELBY COUNTY, ALABAMA**, TO-WIT:

Lot 2, according to the Survey of Deer Springs Estates, as recorded in Map Book 5, Page 38 in the Probate Office of Shelby County, Alabama.

Subject to taxes.

Subject to easements, restrictions, reservations and covenants of record, if any.

\$69,275.00 of the above proceeds are derived from a purchase money mortgage closed simultaneously herewith.

The above property is being conveyed without the benefit of a survey.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE 16th DAY OF MAY, 2003. TO HAVE AND TO HOLD TO SAID GRANTEE, HIS HEIRS, HIS SUCCESSORS AND ASSIGNS FOREVER.

AND WE DO FOR OURSELVES AND FOR OUR HEIRS, EXECUTORS, AND ADMINISTRATORS COVENANT WITH THE SAID GRANTEE, HER HEIRS AND ASSIGNS, OR HER SUCCESSORS AND ASSIGNS, THAT I AM LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISES; THAT THEY ARE FREE FROM ALL ENCUMBRANCES UNLESS OTHERWISE NOTED ABOVE; THAT WE HAVE GOOD RIGHT TO SELL AND CONVEY THE SAME AS AFORESAID; THAT WE WILL AND OUR, EXECUTORS, ADMINISTRATORS SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, HER HEIRS AND ASSIGNS, OR HER SUCCESSORS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

Paul D. Brammer
PAUL D. BRAMMER (Seal)
PAUL D. BRAMMER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT, **PAUL D. BRAMMER**, a married man, 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, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 16th DAY OF MAY, 2003.

James B. McQueen
NOTARY PUBLIC
MY COMMISSION EXPIRES: 05-18-2005
Sharon Faye Whitley Brammer
SHARON FAYE WHITLEY BRAMMER

STATE OF Al
COUNTY OF Baldwin

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT, **SHARON FAYE WHITLEY BRAMMER**, a married woman, 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, SHE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 15 DAY OF MAY, 2003.

Vickie E. m... ..
NOTARY PUBLIC
MY COMMISSION EXPIRES: My Commission Expires 09/12/2004