

WARRANTY DEED (Without Survivorship)

SEND TAX NOTICE TO:

Deanna S. Hamaker  
4509 Eagle Point Drive  
Birmingham, AL 35242



20030806000511720 Pg 1/1 61.00  
Shelby Cnty Judge of Probate, AL  
08/06/2003 10:30:00 FILED/CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, to the undersigned GRANTOR (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Gregory W. Hamaker and Deanna S. Hamaker, formerly Husband and Wife, (herein referred to as GRANTORS, whether one or more) grant, bargain, sell and convey unto Deanna S. Hamaker, a single woman, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

**LOT 34, ACCORDING TO THE SURVEY OF EAGLE POINT,  
FIRST SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 14,  
PAGE 114 A & B, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.**

**Subject to easements, restrictive covenants and ad valorem taxes of record.**

This conveyance is pursuant to the Final Judgment of Divorce of April 7, 2003, Shelby County Case Number DR02 298.

**TO HAVE AND TO HOLD** to the said GRANTEE, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the 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 our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 23<sup>rd</sup> day of July, 2003.

Gregory W. Hamaker (Seal)  
Gregory W. Hamaker, a single man

Deanna S. Hamaker (Seal)  
Deanna S. Hamaker, a single woman

STATE OF ALABAMA )  
SHELBY COUNTY )

I, Ginger Morton, a Notary Public in and for said County, in said State, hereby certify that Gregory W. Hamaker, a single man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of July, 2003.

STATE OF ALABAMA )  
SHELBY COUNTY )

I, Janice J. Patterson, a Notary Public in and for said County, in said State, hereby certify that Deanna S. Hamaker, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of August, 2003.

THIS INSTRUMENT PREPARED BY:  
J. Ronald Boyd  
BOYD, FERNAMBUCQ, & VINCENT P.C.  
Suite 302  
2801 University Boulevard  
Birmingham, AL 35233  
(205) 930-9000

NOTARY PUBLIC  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: 10/15/05  
BONDED THRU UNITED STATES FIDELITY & GUARANTY CO.

NOTARY PUBLIC