

Consideration:  
\$158,500<sup>00</sup>

STATE OF ALABAMA

## Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **BRIAN G. HELSOP AND JENNIFER L. HESLOP, HUSBAND AND WIFE** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **JOHNNY F. BELLENGER** (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 37, ACCORDING TO THE AMENDED MAP OF GREYSTONE HIGHLANDS, PHASE I, AS RECORDED IN MAP BOOK 19, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

JENNIFER L. HESLOP AND JENNIFER L. BROWN ARE ON AND THE SAME PERSON.

SUBJECT TO: Ad Valorem taxes for the year 2004 and subsequent years which are a lien but not yet due and payable.

\$ 126,800.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

\$ 31,700.00 of the consideration herein was derived from a second mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee, his heirs and assigns forever.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 16th day of April, 2004.

20040607000302580 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
06/07/2004 09:39:00 FILED/CERTIFIED

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
**BRIAN G. HELSOP**

{L.S.}

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
**JENNIFER L. HESLOP**

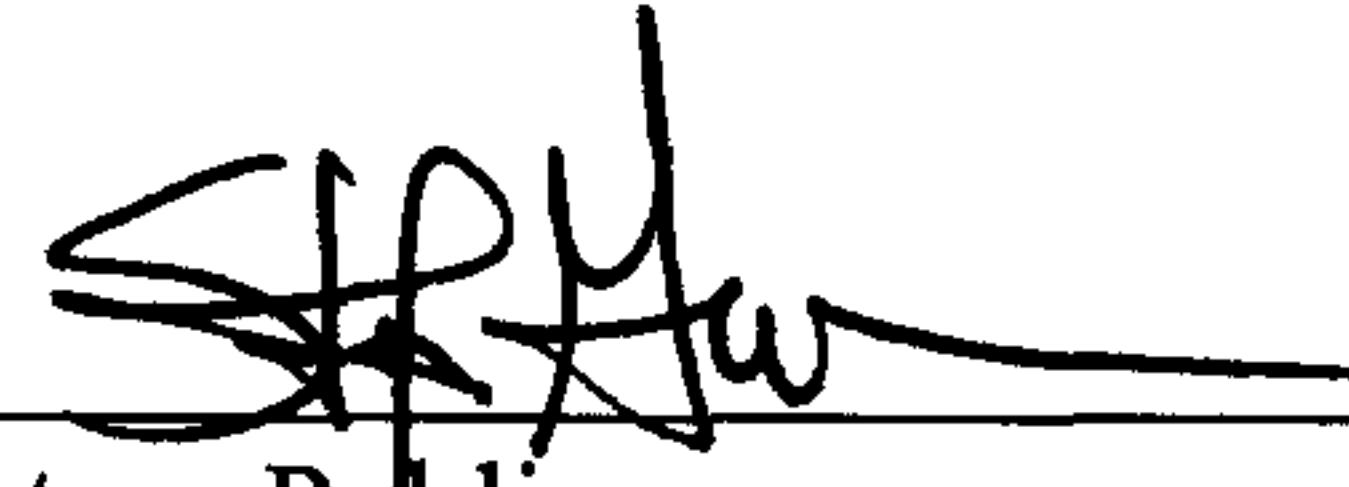
{L.S.}

STATE OF ALABAMA  
COUNTY OF JEFFERSON

20040607000302580 Pg 2/2 15.00  
Shelby Cnty Judge of Probate, AL  
06/07/2004 09:39:00 FILED/CERTIFIED

I, the undersigned notary public, in and for said county and state, hereby certify that **BRIAN G. HELSOP and JENNIFER L. HESLOP**, 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 seal this 16th day of April, 2004.



Notary Public  
STUART J. GARNER  
My commission expires: 01/28/08

**GRANTEE'S MAILING ADDRESS:**

917 GREYSTONE HIGHLANDS CIRCLE  
BIRMINGHAM, AL 35242

**THIS INSTRUMENT PREPARED BY:**

STUART J. GARNER, LLC  
2012 LANCASTER RD  
BIRMINGHAM, AL 35209  
Telephone: 205-879-2420 Fax: 205-879-2495  
File # 2004-30