

Send Tax Notice To:
Karen S. McMillan
51 Mt. Laurel Avenue
Birmingham, AL 35242

20040622000337300 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
06/22/2004 11:03:00 FILED/CERTIFIED

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

File No:03-583

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **Ten and No/100 (\$10.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Robert Walter and Karen S. McMillan, husband and wife**, (herein referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto **Karen S. McMillan, a married woman**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 7-40, Block 7, according to the map of Mt. Laurel Phase 1A, Map Book 27, Page 72B, as recorded In the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

KW gm

NOTE: This is ~~not~~ the homestead of the Grantors.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, personal representatives and administrators covenant with 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, personal representatives and administrators shall, warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17 day of June, 2004.

Robert Walter
ROBERT WALTER

Karen S McMillan
KAREN S. McMILLAN

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert Walter and Karen S. McMillan, husband and wife, 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 17th day of June, 2004.

Chickie Wonn
Notary Public
My commission expires: 2-2-05