

SEND TAX NOTICE TO:


20040831000486000 Pg 1/2 129.00
Shelby Cnty Judge of Probate, AL
08/31/2004 11:12:00 FILED/CERTIFIED

NAME: James Elliott

ADDRESS: 102 Shine Drive

Pelham, Alabama 35124

WARRANTY DEED (Without survivorship)

THIS FORM PROVIDED BY **ALABAMA TITLE CO., INC.**, Birmingham, Alabama

State of Alabama

SHELBY COUNTY

Know all Men by These Presents, that in consideration of One Hundred Fifteen Thousand Dollars (\$115,000.00) the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, Victor Bragan (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto James Elliott (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 1, according to the Final Plat, Wynfield Parc, Phase One, as recorded in
Map Book 27, Page 43, and rerecorded in Map Book 27, Page 51, in the Office
of the Judge of Probate of Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

James Elliott

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 26th day of August, 2004.

Victor S. Bragan
(SEAL)
GRANTOR

WITNESSES:

John E. Stell

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA)

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COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Victor Bragan whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance (s)he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August 2004.

David D. Wauchope

5-21-08

Notary Public

STATE OF) Corporate Acknowledgment

COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that whose name as President of , a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the day of, 20_____.

Notary Public