

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Adrienne L. Maughan

116 Warwick Circle

(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Patricia K. Martin, PC

2090 Columbiana Rd.

(Address) Birmingham, AL 35216

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



20041011000560260 Pg 1/1 24.50
Shelby Cnty Judge of Probate, AL
10/11/2004 10:48:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred thirty-five thousand and no/100 (\$135,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

C. David Brooks and his wife Stephanie W. Brooks

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Adrienne L. Maughan

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 186, according to the Survey of Phase 1, Weatherly, Warwick Village, Sector 17, as recorded in Map Book 20, Page 86 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$121,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 8 day of October, 2004

(Seal)

C. DAVID BROOKS

(Seal)

(Seal)

STEPHANIE W. BROOKS

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. David Brooks and his wife Stephanie W. Brooks whose name's 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of October, 2004

My commission expires: 6/28/08

Patricia K. Martin A. D., Notary Public.