

This Instrument Prepared By:

Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 312
Hoover, Alabama 35244

Send Tax Notice To:

Michelle Tate
232 17th Street
Calera, Alabama 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Eighty-nine Thousand One Hundred Eighty-three and No/100 Dollars (\$89,183.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

ANTHONY KOURMOULIS, a married man

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

MICHELLE TATE

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

LOTS 5 AND 6, BLOCK 94, ACCORDING TO J.H. DUNSTAN'S MAP OF THE TOWN OF CALERA, ALABAMA, AS SHOWN ON FILE IN THE TOWN HALL OF CALERA, ALABAMA.

SUBJECT TO:

1. All assessments and taxes for the year 2005 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Any minerals or mineral/mining rights leased, granted or retained by current or prior owners.

\$84,723.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR OF THE GRANTORS SPOUSE.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

TO HAVE AND TO HOLD unto the said Grantee, his/hers/its/ their heirs and assigns forever.

PROPERTY SOLD AS IS and Grantor only warrants title from the time he obtained title until the date Grantor conveys his interest in the aforesaid property to the Grantee.


IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 14th day of January, 2005.


ANTHONY KOURMOULIS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **ANTHONY KOURMOULIS**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of January, 2005.


Notary Public
My commission expires: _____

ERICA MICHELLE ACOSTA
MY COMMISSION EXPIRES
JAN 22, 2007
ALABAMA STATE AT LARGE