

This instrument prepared by:  
Kelvin L. Davis, Attorney at Law  
100 Corporate Parkway South, Suite 425  
Birmingham, Alabama 35242

Send Tax Notice To:  
Matthew Hamilton  
192 Brookhollow Drive  
Pelham, AL 35124

## WARRANTY DEED

STATE OF ALABAMA }


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY}

**\*\*(\$128,500.00) of purchase price received above was paid from the mortgages closed simultaneously here with.**

That in consideration of the sum of **One Hundered Twenty Nine Thousand Dollars and Zero Cents (\$129,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

**Matthew R. Ehlers & Patricia M. Ehlers**

  
20050201000050410 Pg 1/1 11.50  
Shelby Cnty Judge of Probate, AL  
02/01/2005 15:58:00 FILED/CERTIFIED

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

**Matthew Hamilton**

(herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 20, according to the Survey of Brookhollow, Second Sector, as recorded in Map Book 17, Page 141, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

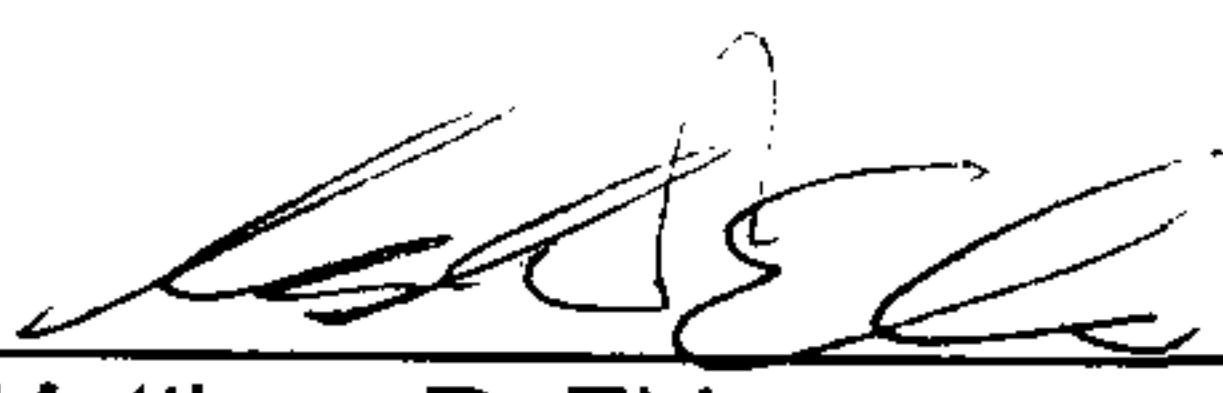
TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

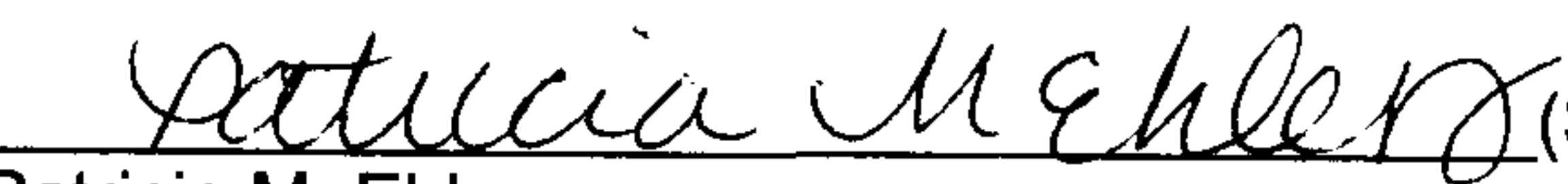
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that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

IN WITNESS WHEREOF, the said GRANTORS, **Matthew R. Ehlers and Patricia M. Ehlers**, have hereunto set his, her or their signature(s) and seal(s), this the **30th** day of **December, 2004**.

\_\_\_\_\_(Seal)

  
\_\_\_\_\_(Seal)  
Matthew R. Ehlers

\_\_\_\_\_(Seal)

  
\_\_\_\_\_(Seal)  
Patricia M. Ehlers

\_\_\_\_\_(Seal)

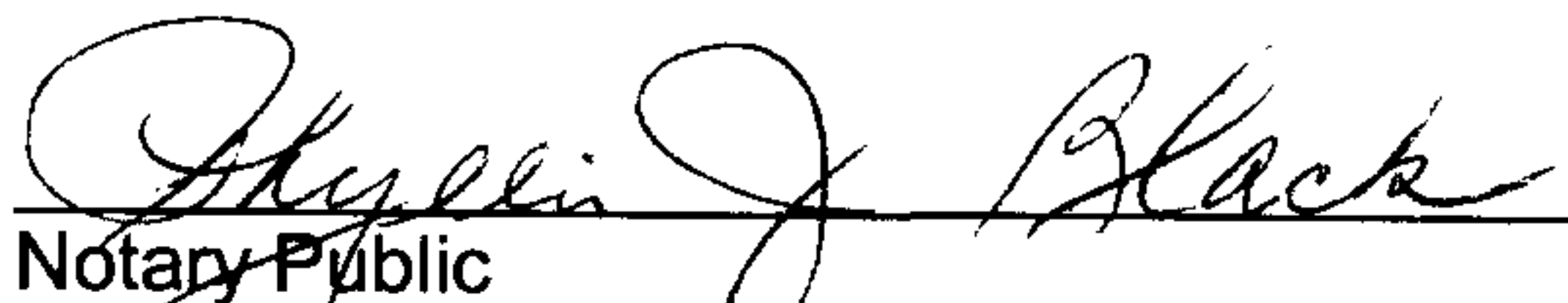
\_\_\_\_\_(Seal)

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Matthew R. Ehlers and Patricia M. Ehlers** 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **30th** day of **December, 2004**.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

**PHYLLIS J. BLACK**  
NOTARY AT LARGE  
STATE OF ALABAMA  
MY COMMISSION EXPIRES: 02/08/06