20050401000150400 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 04/01/2005 02:13:20PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216 Send tax notice to: Carolyn D. Booker 141 Cambridge Circle Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-six thousand nine hundred and 00/100 (\$96,900.00) DOLLARS [the entire amount of which is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mark E. Bell and wife, Jolie S. Bell (herein referred to as grantors) do grant, bargain, sell and convey unto Carolyn D. Booker (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 10, according to the Survey of Canterbury Estates, as recorded in Map Book 12, Page 96, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record. Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this March 28, 2005.

WITNESS:			
(SEAL)		Mark E. Bell	_(SEAL)
(SEAL)		Jolie S. Bell	_(SEAL)
STATE OF ALABAMA JEFFERSON COUNTY			
I, the undersigned, a Notary Public in a S. Bell, whose name(s) are signed to the fothers day, that, being informed of the content backs.	regoing conveyance, and who are kr	nown to me, acknowledged befor	re me on
Given under my hand and official seal	on March 28, 2005.		
My commission expires: 4-6-08		NOTARY PUBLIC	