

20050513000232070 1/3 \$240.00  
Shelby Cnty Judge of Probate, AL  
05/13/2005 01:02:42PM FILED/CERT

FRS File No.: 437001

Customer File No.: 3352169

### WARRANTY DEED

THE STATE OF ALABAMA  
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED TWENTY-THREE THOUSAND AND NO/100 (\$223,000.00)-----DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Michael L. Gambrell and Karen L. Gambrell, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential Homes Corporation of 16260 North 71st Street, 2nd Floor Reception, Scottsdale, AZ 85254

(herein referred to as GRANTEE), SUCCESSORS  
ITS ~~XXXX~~ and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 6116 Highway 16, Montevallo, AL 35115, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, ITS ~~XXXX~~ and assigns, forever.

SUCCESSORS

Shelby County, AL 05/13/2005  
State of Alabama

Deed Tax: \$223.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

AND GRANTOR does covenant with the said GRANTEE, <sup>successors</sup>~~its~~ ~~heirs~~ and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, <sup>successors</sup>~~its~~ ~~heirs~~ and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, <sup>successors</sup>~~its~~ ~~heirs~~ and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 22nd day of April, 2005.

Michael L. Gambrell (Seal)  
Michael L. Gambrell

Karen L. Gambrell (Seal)  
Karen L. Gambrell

THE STATE OF Alabama }  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael L. Gambrell HUSBAND OF KAREN L. GAMBRELL (fill in marital status) whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 22 day of April, 2005.

Shannon Albert Hataway (Seal)  
Notary Public

8/10/05  
My Commission Expires


THE STATE OF Alabama }  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen L. Gambrell WIFE OF MICHAEL L. GAMBRELL (fill in marital status) whose name 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 22 day of April, 2005.


Shannon Albert Hataway (Seal)  
Notary Public

8/10/05  
My Commission Expires

  
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**EXHIBIT "A"**

  
20050513000232070 3/3 \$240.00  
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State of Alabama

County of Shelby

**Parcel 2:**

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 3 West, Shelby County, Alabama and run thence North 02 degrees 40 minutes 16 seconds West along the East line of said quarter-quarter section a distance of 322.50 feet to a found rebar corner; thence run North 89 degrees 59 minutes 56 seconds West a distance of 1,279.00 feet to a found rebar corner on the easterly margin of Shelby County Highway No. 16; thence run South 02 degrees 38 minutes 37 seconds East along said margin of said highway 73.00 feet to a set capped rebar corner and the point of beginning of the property, Parcel -2 being described; thence run South 89 degrees 47 minutes 50 seconds East a distance of 337.43 feet to a set capped rebar corner; thence run South 03 degrees 00 minutes 06 seconds East a distance of 252.84 feet to a set capped rebar corner on the South line of the Southeast quarter of the Southwest quarter of said Section 1; thence run South 89 degrees 43 minutes 48 seconds West along said quarter-quarter line a distance of 338.89 feet to a found rebar corner on the easterly margin of Shelby County Highway No. 16; thence run North 02 degrees 38 minutes 37 seconds West along said margin of said Highway a distance of 255.55 feet to the point of beginning. According to the survey of S.M. Allen, dated August 25, 2004.

ALTA Commitment  
Schedule C

(13542-0305.PFD/13542/1)