



20050602000265800 1/1 \$113.00
Shelby Cnty Judge of Probate, AL
06/02/2005 08:51:43AM FILED/CERT

This instrument was prepared by:

Please Send Tax Notice to:

✓ Stephen D. Keith
✓ 3500 Independence Drive
Birmingham, AL 35209

Steven Moore
1180 Berwick Road
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Seventy Seven Thousand and 00/100 Dollars (\$177,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Carol Filler and husband, Jimmy Filler**, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Steven Moore** (hereinafter referred to as Grantee) together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 40, according to the Survey of Greystone Ridge Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama.

\$75,000.00 of the purchase price being paid with a mortgage loan executed contemporaneously herewith.

Subject to:

1. Taxes for the year 2005 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns, together with every contingent remainder and right of reversion.

And Grantor does for himself, his heirs and assigns covenant with said Grantee, their heirs and assigns, that she/he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that she/he will and hers/his heirs and assigns will warrant and defend the same to said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 26 Day of May 2005.

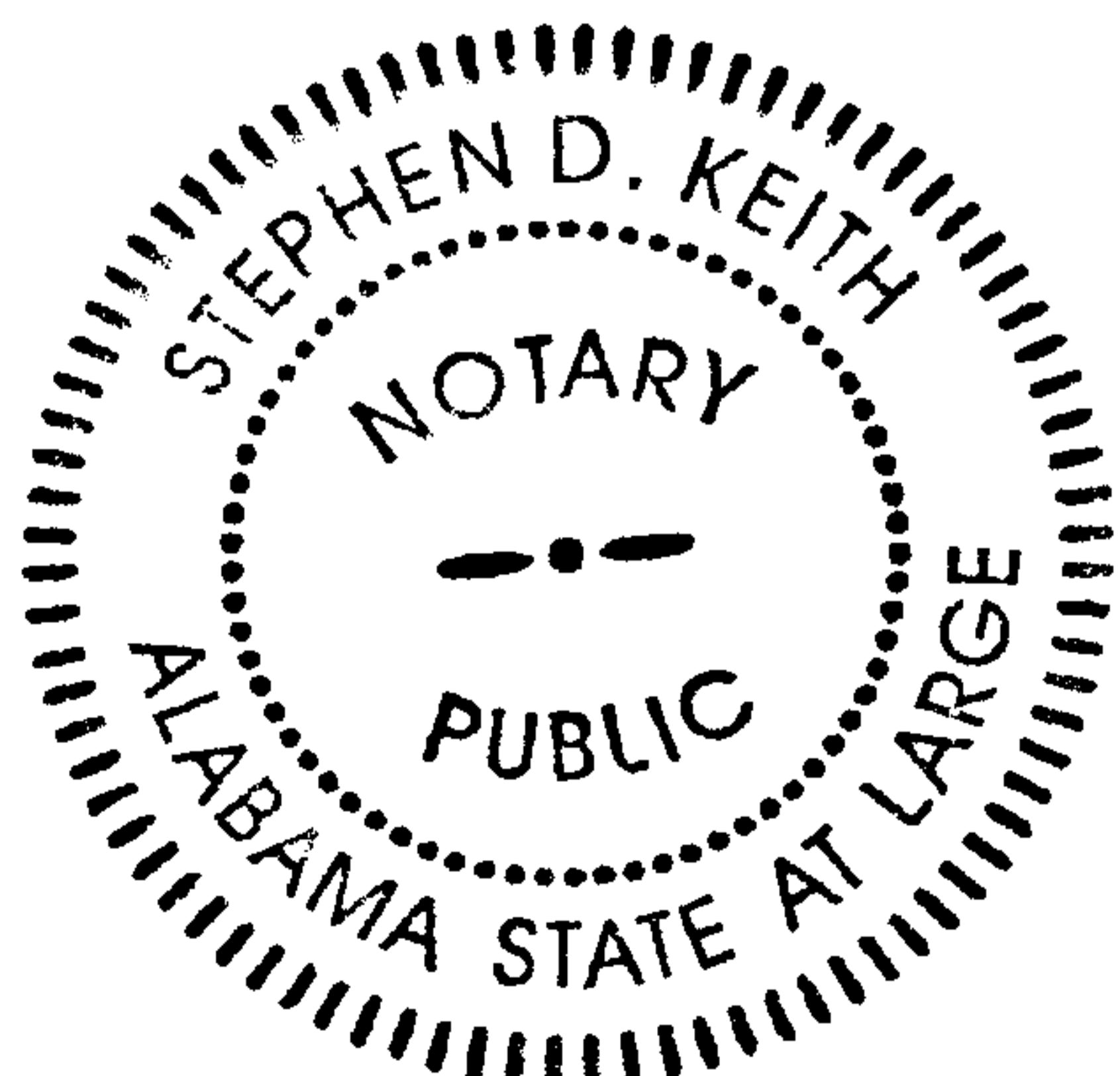
State of Alabama)
Shelby County)
)

Carole Filler
Carol Filler
Jimmy Filler
Jimmy Filler

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Carol Filler and Jimmy Filler whose names are signed to the foregoing conveyance, and who appeared before me and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 26th day of May, in the year 2005.

Notary Public
My Commission Expires: 3/2, 2008



Shelby County, AL 06/02/2005
State of Alabama

Deed Tax: \$102.00