



20050609000281170 1/2 \$47.00  
Shelby Cnty Judge of Probate, AL  
06/09/2005 10:07:55AM FILED/CERT

Send tax notice to:

Valerie Boothe

564 Reach Drive

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

**Bhm0505037**

STATE OF ALABAMA  
COUNTY SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Five Thousand and 00/100 Dollars (\$165,000.00) in hand paid to the undersigned Nicholas S. Laird and Christy V. Laird, husband and wife, (hereinafter referred to as Grantors") by Valerie Boothe, aka Valerie Sawyer, and Creed Sawyer, husband and wife, (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$132,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

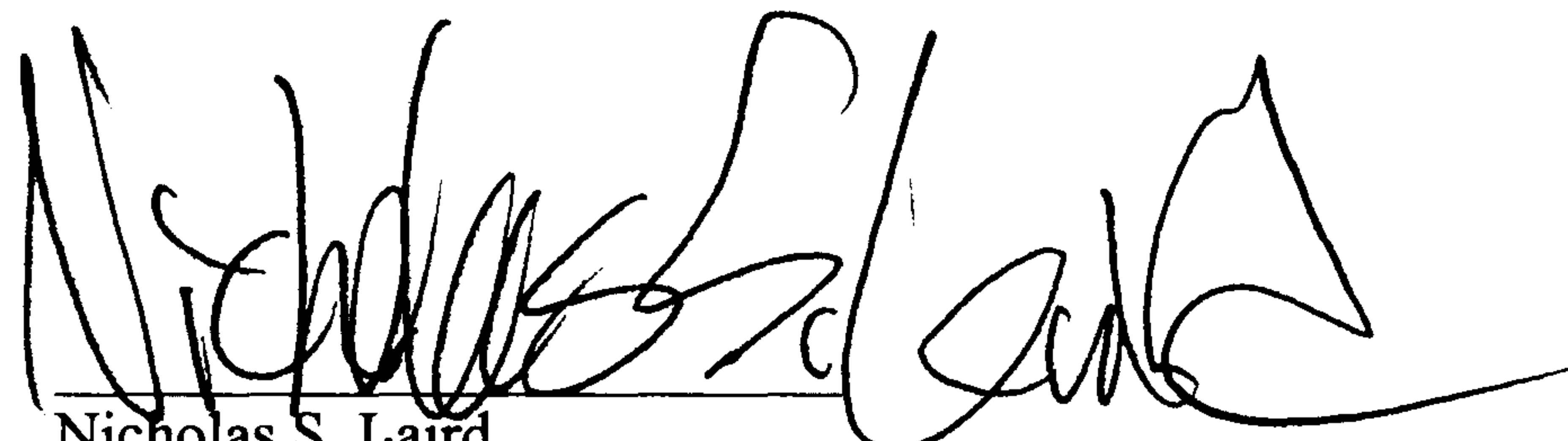
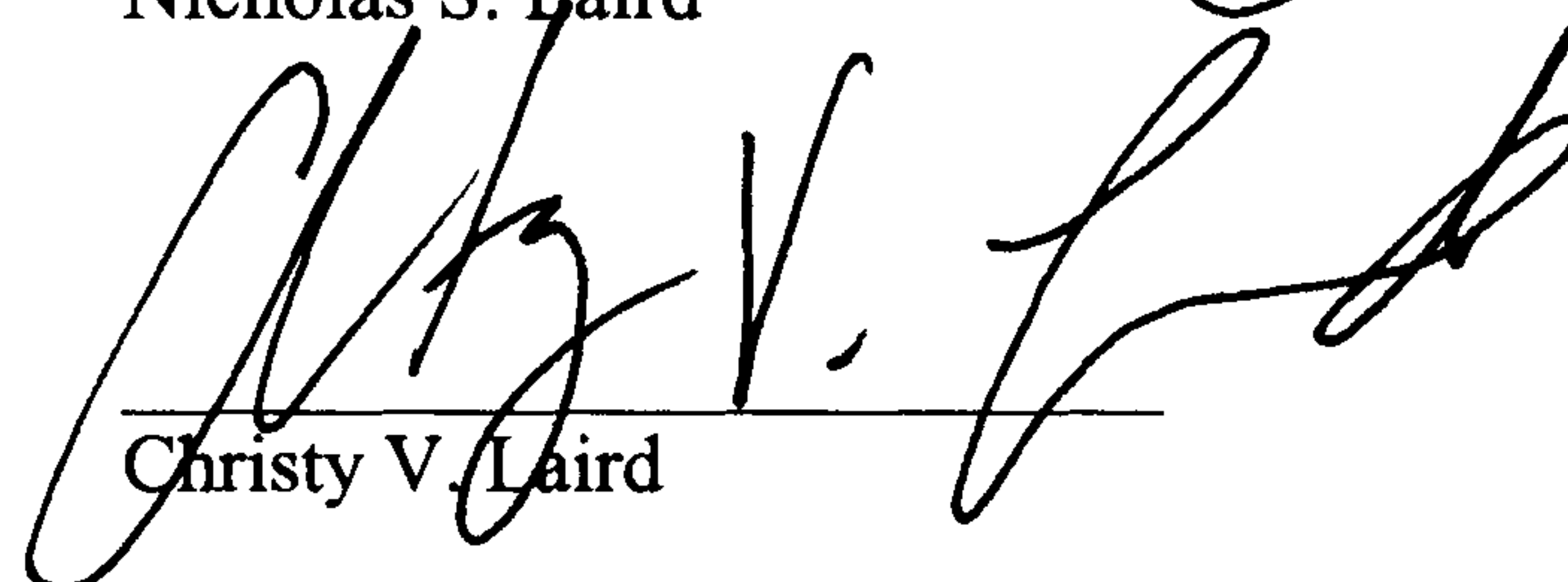
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall



warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor(s) Nicholas S. Laird and Christy V. Laird, hereunto set their signature(s) and seal(s) on June 2, 2005.

  
Nicholas S. Laird  
  
Christy V. Laird

Shelby County, AL 06/09/2005  
State of Alabama


Deed Tax: \$33.00

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nicholas S. Laird and Christy V. Laird, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of June, 2005.

(NOTARIAL SEAL)

  
Notary Public  
Print Name: Mary Pamela Short  
Commission Expires: 9-16-06

