



20050622000311570 1/2 \$371.00
Shelby Cnty Judge of Probate, AL
06/22/2005 02:38:55PM FILED/CERT

FRS File No.: 437009

Customer File No.: 3356318

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Fifty-Seven Thousand and No/100's---(\$357,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Stephen T. Poynter and Mary C. Poynter, 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), its heirs and assigns,

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

Lot 811, according to the Survey of Brook Highland, an Eddleman Community, 8th Sector, 1st Phase, as recorded in Map Book 16, Page 76, in the Probate Office of Shelby County, Alabama.

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 3104 Brook Highland Drive, Birmingham, AL 35242, 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 heirs and assigns, forever.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 06/22/2005
State of Alabama

Deed Tax: \$357.00


AND GRANTOR does covenant with the said GRANTEE, 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, its heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, 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 16th day of May, 2005.

Stephen T. Poynter (Seal)
Stephen T. Poynter

Mary C. Poynter (Seal)
Mary C. Poynter

THE STATE OF Alabama }
COUNTY OF Jefferson


20050622000311570 2/2 \$371.00
Shelby Cnty Judge of Probate, AL
06/22/2005 02:38:55PM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen T. Poynter married (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 16 day of May, 2005.

Paula M. Stewart (Seal)
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission Expires: Aug 2, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THE STATE OF Alabama }
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary C. Poynter married (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 16 day of May, 2005.

Paula M. Stewart (Seal)
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission Expires: Aug 2, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This document prepared by: Charlotte Inscho, Account Specialist, 10010 San Pedro, Suite 800, San Antonio, TX 78216