## WARRANTY DEED

## STATE OF ALABAMA

## SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Four Hundred Seventy Five Thousand and No/100 (\$475,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we Samy A. George, trustee, or successors trustee(s) of the Samy George Trust dated January 25, 1999 and Nadia S. George, trustee, or successors trustee(s) of the Nadia George Trust dated January 25, 1999, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Kristen M. George, referred to as Grantee(s), his heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 14, ACCORDING TO THE SURVEY OF GREYSTONE, 1<sup>ST</sup> SECTOR, PHASE IV, AS RECORDED IN MAP BOOK 15, PAGE 107, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$300,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

> Ad valorem taxes for the year 2005, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 28<sup>11</sup> of July, 2005.

> SAMY GEORGE TRUST DATED JANUARY 25, 1999

The

SAMY A. GEORGE, TRUSTEE

NADIA GEORGE/TRUST DATED JANUARY

NADIA S. GEORGE, TRUSTEE

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Samy A. George, as Trustee of the Samy George Trust dated January 25, 1999 and Nadia S. George, as Trustee of the Nadia George Trust dated January 25, 1999, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they in their capacity of Trustee and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 28th day of July, 2005/

Notary Public

My Commission Exp:

THIS INSTRUMENT PREPARED BY: CHRISTOPHER P. MOSELEY Moseley & Associates, P.C.

3800 COLONNADE PARKWAY, SUITE 630 BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

KRISTEN M. GEORGE 3004 SHANDWICK CT. BIRMINGHAM, AL 35242

CHRISTOPHER P. MOSELEY MY COMMISSION EXPIRES 10/27/05

Shelby County, AL 08/02/2005 State of Alabama

Deed Tax: \$175.00