20050808000403320 1/2 $25.00
Shelby Cnty Judge of Probate,AL
08/08/2005 10:31:39AM FILED/CERT

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

Deed Tax:$10.00

Send tax notice to:
JOEL T. MOHLER
149 LAKE DAVIDSON LANE
HELENA, AL 35080
05–131

This instrument prepared by:
Joseph C. Kreps
Attorney at Law
1932 Laurel Road, Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Six Thousand Five Hundred and No/100 Dollars ($196,500.00), in hand paid to the undersigned, **KERRIE D. SMALL, F/K/A KERRIE ANN DANIELS AND HUSBAND DAVID SMALL,** (hereinafter referred to as the "Grantor") by **JOEL T. MOHLER**, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in **Shelby** County, Alabama, to-wit:

LOT 35, ACCORDING TO THE SURVEY OF OLD TOWN HELENA, AS RECORDED IN MAP BOOK 22, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2005.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat

KERRIE ANN DANIELS, THE GRANTEE IN DEED RECORDED IN INSTRUMENT NO. 2001-13122, IS ONE AND THE SAME PERSON AS KERRIE ANN SMALL.

($157,200.00 and 29,475.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 22ND day of July, 2005

KERRIE D. SMALL,
F/K/A KERRIE ANN DANIELS

DAVID SMALL

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said state and county, hereby certify that KERRIE D. SMALL, F/K/A KERRIE ANN DANIELS AND DAVID SMALL, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of July, 2005.

Notary Public

[NOTARIAL SEAL]

My Commission expires:3-6-07