

This instrument was prepared by:
David P. Condon, P. C.
300 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Scott Carpenter
109 Gables Drive
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
 :
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Ninety-Five Thousand and 00/100 Dollars (\$95,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Shirley L. Gossett, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Scott Carpenter

(hereinafter referred to as "Grantee") the following described real estate situated in Jefferson County, Alabama to-wit:

See Attached Exhibit "A" Hereto and Incorporated Herein

\$76,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

\$19,000.00 of the proceeds come from a second mortgage recorded simultaneously herewith.

Subject to: (1) 2005 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and encumbrances
 of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 26th day of July, 2005.

By: Shirley L. Gossett (Seal)
Shirley L. Gossett

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Shirley L. Gossett, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, 2005

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 2-12-06

EXHIBIT "A"

Unit 109, Building 1, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177, and amended in Real Volume 27, page 733; Real Volume 50, page 327 and Real Volume 50, page 340 and re-recorded in Real Volume 50, page 942 and Real Volume 165, page 578 and amended in Real Volume 59, page 19 and further amended by Corporate Volume 30, page 407; Real Volume 96, page 855 and Real Volume 97, page 937 and By-Laws as shown in Real Volume 27, page 733; and then amended in Real Volume 50, page 325; further amended by Real Volume 189, page 222; Real Volume 222, page 691 and Real Volume 238, page 241, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and amended in Map Book 9, page 135, and Map Book 10, page 49, further amended by Map Book 12, page 50, in the Probate Office of Shelby County, Alabama.



20050809000407750 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/09/2005 02:23:15PM FILED/CERT