


THIS INSTRUMENT PREPARER:		Send Tax Notice To:
NAME:	Harry Schmitt	
ADDRESS:	Two Devon Sq., 744 W. Lancaster Ave.	
	Wayne, PA 19087-2594	



20050812000415640 1/1 \$12.50  
Shelby Cnty Judge of Probate, AL  
08/12/2005 01:34:28PM FILED/CERT

STATE OF ALABAMA }  
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

\$ 127,255  
Total Consideration

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Eleanore F. Walker, Joseph T. Hartman, and Terrell R. Johnson, Trustees\* under Declaration of Trust dated May 1, 2003** (herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto Travis A. Gardner (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit: Lot 13, Block 1, according tot he Survey of Lake Lane, First Sector, as recorded in Map Book 5, Page 110, in the Office of the Judge of Probate of Shelby County, Alabama. **105 Reach Circle Alabaster, AL 35007** **\*\*LandAmerica OneStop Trust** Subject to current taxes, easements and restrictions of record. And by Authority set forth under Declaration of Trust dated May 1, 2003, any one Trustee thereunder may act for all the Trustees.

Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others. \$101,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith. \$25,450.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE(S)**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE(S)**, their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 21 day of July, 2005.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

  
(Seal)  
Trustee under Declaration of Trust  
Dated May 1, 2003

Shelby County, AL 08/12/2005  
State of Alabama  
Deed Tax: \$.50

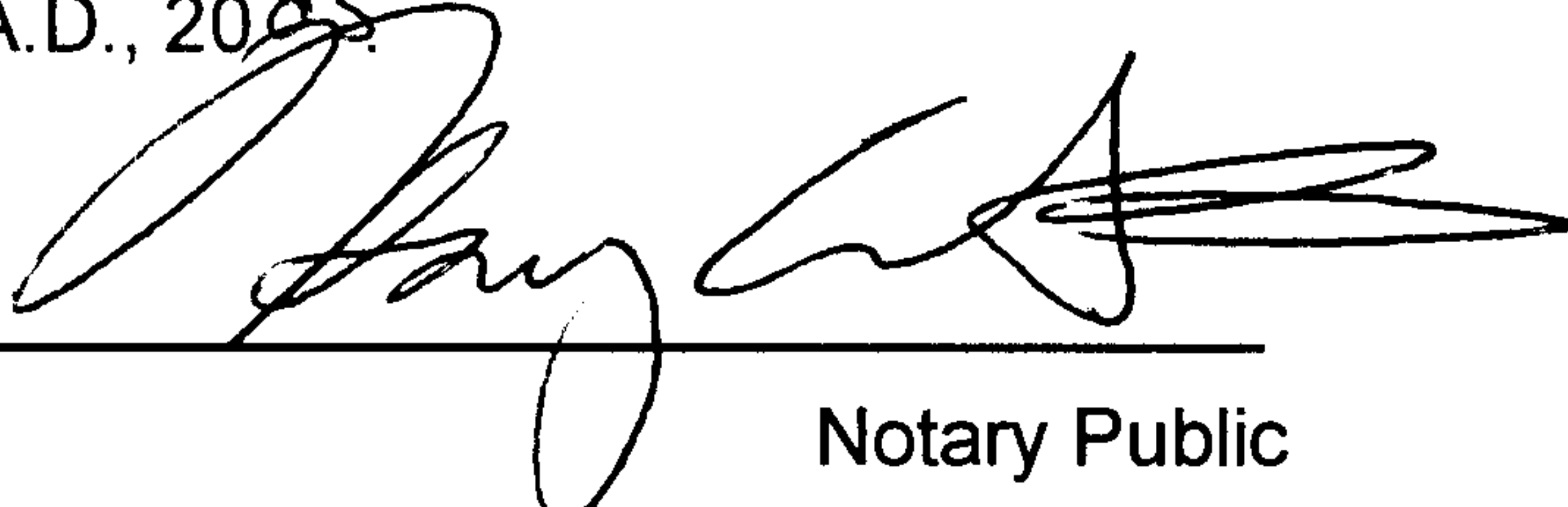
STATE OF PENNSYLVANIA }  
MONTGOMERY COUNTY }

General Acknowledgment

I, the undersigned, Joseph T. Hartman, a Notary Public in and for said County, in said State, hereby certify that Joseph T. Hartman, **Trustee under Declaration of Trust dated May 1, 2003**, 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~~ he executed the same voluntarily on the day the same bears date. he in his capacity and with full Authority

Given under my hand and official seal this 21 day of July, A.D., 2005.

NOTARIAL SEAL  
HARRY A. SCHMITT, Notary Public  
Wayne, Montgomery County  
My Commission Expires February 19, 2007

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

Hallmark