

This Instrument was prepared by:
Law Office of P.K. Smartt PKS
4 Office Park Circle, Suite 212, Birmingham, AL 35223
205.871-9905

Please send tax notice to: Louis D. Boisot & Donna K. Branch
7621 Lakeshore Drive
McCalla, AL 35111

WARRANTY DEED

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

That in consideration of eighty six thousand five hundred and no/100 dollars, (\$86,500.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

Billie J. Davidson, a single woman

(herein referred to as grantor), do hereby grant, bargain, sell and convey unto

Louis D. Boisot and Donna K. Branch

(herein referred to as grantee) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Unit 510, Building 5, 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; Real Volume 50, page 340 and re-recorded in Real 50, page 942; Real 165, page 578 and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and in Real 96, page 855 and Real 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 189, page 222; Real 222, page 691; Real 238, page 241; Real 269, page 270 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, page 41 thru 44 and amended in Map Book 9, page 135; Map Book 10, page 49 and further amended by Map Book 12, page 50 in the Probate Office of Shelby County, Alabama.

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, if any, of record.

\$69,200.00 of the consideration herein was derived from a mortgage with First Federal Bank closed simultaneously herewith.

TO HAVE AND TO HOLD to said grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 10th day of August, 2005.



Billie J. Davidson

Shelby County, AL 08/15/2005
State of Alabama

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

Deed Tax: \$17.50

I, Philander K. Smartt III, a Notary Public in and for said County, in said State, hereby certify that Billie J. Davidson whose name(s) is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of August, 2005.


Notary Public

My Commission Expires: 2/11/07