


This instrument was prepared by:
Frank Steele Jones
Lender's Title & Escrow of Alabama, LLC
2633 Valleydale Road
Birmingham, AL 35244

Send Tax Notice To: Monica Muchangi
137 Frances Lane

Helena, AL 35080

WARRANTY DEED-


20050822000429950 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
08/22/2005 10:11:27AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Thirty Thousand dollars and No/100 Dollars (\$130,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Sean D. Brooks and wife, Paula Brooks** (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Monica Muchangi, an unmarried woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 31, according to a Resurvey of Village Parrish, a Townhome Community, as recorded in Map Book 24 page 75 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the year 2005, and subsequent years, easements, restrictions, covenants, rights of way and rights of way of record.

\$104,000.00 of the above mentioned purchase price was paid for from a mortgage loan closed simultaneously herewith
\$26,000.00 of the above mentioned purchase price was paid for from a mortgage loan closed simultaneously herewith.

TO HAVE AND HOLD to the said grantee, her heirs and assigns forever.

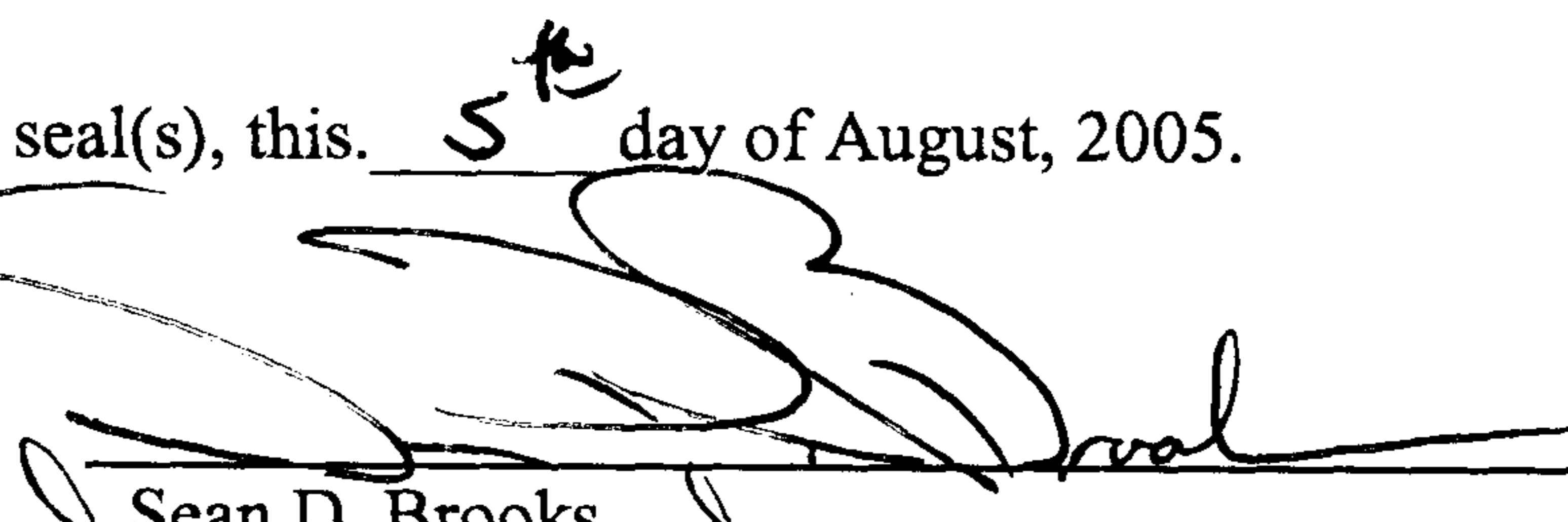

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, hr heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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, her heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this. 5th day of August, 2005.

(SEAL)

(SEAL)

(SEAL)


Sean D. Brooks

Paula Brooks

(SEAL)

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, Frank Steele Jones, a Notary Public in and for the said County, in said State, hereby certify that Sean D. Brooks and Paula Brooks whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August, 2005.

My commission expires 10/24/08


Notary Public Patricia A. Thrasher