

This Instrument Was Prepared By:  
**G. Wray Morse, Attorney at Law**  
**1920 Valleydale Road**  
**Birmingham, Alabama 35244**

Send Tax Notice to:  
Jennifer Kerstetter  
1101 Gables Drive  
Birmingham, Alabama 35244

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Janice J. Wallis, an unmarried woman** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Jennifer Kerstetter, an unmarried woman** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **BIBB** and State of Alabama, to-wit:

**Unit 1101, Building 11, 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 further amended by Eleventh Amendment to declaration of condominium as recorded in Real 248, page 181, 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 through 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. Mineral and mining rights excepted.**

**Note: \$112,000.00 of the above purchase price is in the form of a mortgage in favor of Regions Bank d/b/a Regions Mortgage, executed and recorded simultaneously herewith.**

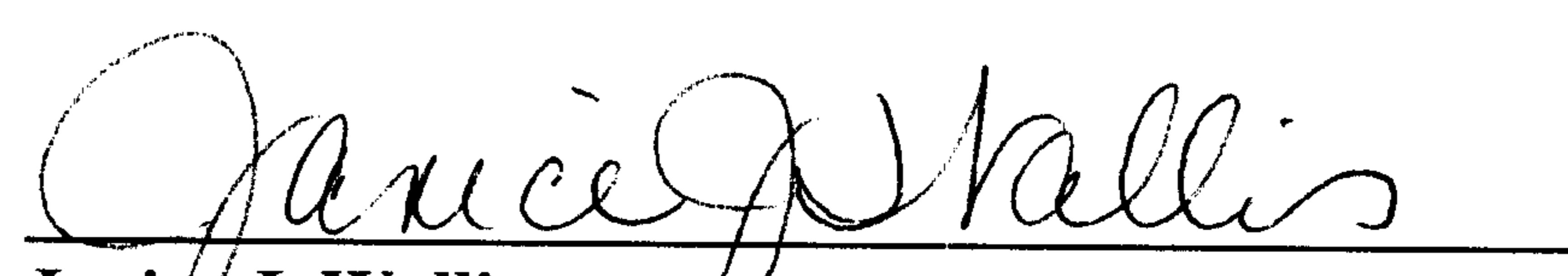
This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of **BIBB** County, Alabama.

Shelby

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 1st day of August, 2005.

  
\_\_\_\_\_  
**Janice J. Wallis**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Janice J. Wallis, an unmarried woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of August, 2005.

  
\_\_\_\_\_  
**G. Wray Morse - Notary Public**

My Commission Expires: 9/10/2008

*Closing Services*