20050914000478250 1/2 \$40.50 Shelby Cnty Judge of Probate, AL 09/14/2005 03:26:07PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Douglas Rogers, Attorney at Law 1900 28th Avenue South Birmingham, AL 35209

SEND TAX NOTICE TO:

Emily Brown 1408 Gables Drive Birmingham, AL 35244

WARRANTY DEED

(Without Survivorship)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of:

Unit 1408, Building 14, in The Gables, a Condominium located in Shelby County, Alabama as established by Declaration of Condominium and By-Laws thereto 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, 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 276, further amended by eleventh amendment to declaration of Condominium as recorded in Real 284, 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, Pages 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, restrictions, rights of way and building lines of record. Subject to taxes for the year 2005.

\$79,000.00 of the above consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or its heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 25th day of August,

2005.

Shelby County, AL 09/14/2005 State of Alabama

Deed Tax: \$26.50

RUSSELL L. PICKERING

(Seal)

GINA GRIFFIN PICKERING

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STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Russell L. Pickering and Gina Griffin Pickering, 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 25th day of August, 2005.

NOTARY PUBLIC

My Commission Expires 9/9/2007