



20051220000654870 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
12/20/2005 11:19:41AM FILED/CERT

8,000.00

STATE OF ALABAMA)

Shelby County, AL 12/20/2005
State of Alabama

COUNTY OF SHELBY)

Deed Tax: \$8.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, MARLIN T. DONALDSON, JR. and KIM D. DONALDSON, husband and wife, hereinafter called the Grantors, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash, and other good and valuable considerations to said Grantors in hand paid by EDWARD R. BROOKS and LISA A. BROOKS, husband and wife, hereinafter called the Grantees, the receipt of which is hereby acknowledged by the Grantors, do hereby, subject to the matters and things hereinafter set forth, grant, bargain, sell and convey unto the Grantees, as tenants in common, and with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees at the death of the other, all that real property situate, lying and being in the County of Shelby, State of Alabama, described as follows, to-wit:

Lot 18, Block 2 of Latham's Addition to Montevallo, as recorded in Map Book 3, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama;

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees, in the manner and interest as set forth and stated hereinabove, and unto the heirs and assigns of said survivor, forever.

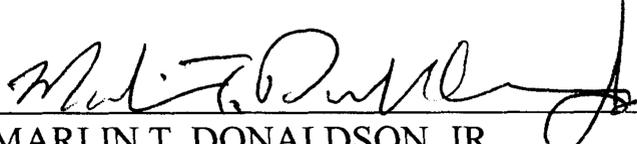
This conveyance is made subject to the following:

1. Excepting therefrom such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others than the grantor(s).
2. Easements, reservations, restrictions, rights-of-way and setback lines as reserved and shown on record map of subdivision.
3. Mortgage to First Gulf Bank dated June 24, 2005 and recorded in the records of the Judge of Probate, Shelby County, Alabama.

All recording references herein are to the records in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to taxes hereafter falling due which are assumed by the Grantees herein, and except as herein otherwise provided, said Grantors do, for themselves and for their heirs, executors and administrators, hereby covenant with the Grantees herein, the survivor of them and the heirs and assigns of such survivor, that they are seized of an indefeasible estate in fee simple in and to said property; that said property is free and clear of all encumbrances, and that they will forever WARRANT AND DEFEND the title thereto, and the peaceable possession thereof unto the said Grantees, the survivor of them and the heirs and assigns of such survivor, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the 9th day of December, 2005

 (SEAL)
MARLIN T. DONALDSON, JR.

 (SEAL)
KIM D. DONALDSON



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COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MARLIN T. DONALDSON, JR. and KIM D. DONALDSON, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of December, 2005.

(AFFIX SEAL)

Judith Winslow
NOTARY PUBLIC
My Commission Expires: July 2007

Grantees' Address:

31073 Wakefield Drive
Spanish Fort, AL 36527

This instrument prepared by:
Jason Smith
ANDERS, BOYETT & BRADY, P.C.
One Maison, Suite 203
3800 Airport Boulevard
Mobile, Alabama 36608
(251) 344-0880

This deed was prepared without an examination of title and is based on information provided by the grantor and/or grantee.