

This instrument was prepared by:
L. Stephen Wright, Jr., Esq.
2125 Morris Avenue
Birmingham, AL 35203

Send Tax Notice to:
Sandra M. Birdwell
✓ 1694 South Pointe Drive
Birmingham, AL 35244

STATUTORY WARRANTY DEED

\$126,000
SMB

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, **VENSON E. BIRDWELL** (hereinafter referred to as GRANTOR), a single man formerly married to SANDRA M. BIRDWELL, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **SANDRA M. BIRDWELL** (hereinafter referred to as GRANTEE), a single woman formerly married to VENSON E. BIRDWELL, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Southpointe, Seventh Sector, as recorded in Map Book 15, Page 54, in the Probate Office of Shelby County, Alabama

Subject to easements, restrictions and reservations of record, if any.

This instrument was prepared pursuant to that certain Final Judgment of Divorce, Case No. DR 03-526-HBH, in the Circuit Court of Shelby County, Alabama.

This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the client.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR'S acquisition of the bargained premises and prior to the date of delivery of this deed.

15th **IN WITNESS WHEREOF**, the said GRANTOR has hereto set his signature and seal this day of December, 2005.

 (SEAL)
VENSON E. BIRDWELL


Statutory Warranty Deed

Grantor: *Venson E. Birdwell*

Grantee: *Sandra M. Birdwell*

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20051227000662920 2/2 \$140.00
Shelby Cnty Judge of Probate, AL
12/27/2005 12:25:28PM FILED/CERT

**STATE OF ALABAMA)
SHELBY COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **VENSON E. BIRDWELL**, a single man formerly married to SANDRA M. BIRDWELL, signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

Given under my hand and official seal this the 15 day of December, 2005.

Janice J. Patterson
NOTARY PUBLIC

My Commission Expires: July 19, 2006

Shelby County, AL 12/27/2005
State of Alabama

Deed Tax: \$126.00