

20060103000001140 1/1 \$13.50
 Shelby Cnty Judge of Probate, AL
 01/03/2006 10:13:10AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Kelvin L. Davis, ATTORNEY
 2101 6TH AVENUE NORTH, STE. 725
 Birmingham, Alabama 35203

MICHAEL D. COOK
 104 LANTANA CIRCLE
 PELHAM, AL 35124

WARRANTY DEED
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of the sum of **ONE HUNDRED FIFTY-THREE THOUSAND and 00/100 Dollars (\$153,000.00)** to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we **MICHAEL BRANDT TOLBERT AND RACHAEL TOLBERT, MARRIED COUPLE**, (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **MICHAEL D. COOK** (herein referred to as grantees, whether one or more), **IN FEE SIMPLE**, the following described real estate, situated in **JEFFERSON** County, Alabama, to-wit:

LOT 125, ACCORDING TO THE SURVEY OF IVY BROOK, PHASE THREE, AS RECORDED IN MAP BOOK 28, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$150,636.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for the current tax year. Also subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantees in fee simple, and to the heirs and assigns forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 27th day of December, 2005.

Michael Brandt Tolbert
 MICHAEL BRANDT TOLBERT

Rachael Tolbert
 RACHEAL TOLBERT

STATE OF)
) GENERAL ACKNOWLEDGMENT
 COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL BRANDT TOLBERT AND RACHEAL TOLBERT, A MARRIED COUPLE**, whose name is 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 27 day of December, 2005.

Carolyn M. O'Hayer
 NOTARY PUBLIC
 My Commission Expires:

CAROLYN M. O'HAYER
 Notary Public, Chatham County,
 My Commission Expires September 13, 2006

Shelby County, AL 01/03/2006
 State of Alabama

Deed Tax: \$2.50