WARRANTY DEED

20060104000005070 1/2 $15.00
Shelby Cnty Judge of Probate, AL
01/04/2006 11:44:47AM FILED/CERT

STATE OF ALABAMA]
COUNTY OF JEFFERSON]

That in consideration of One Hundred Ninety Three Thousand Eight Hundred and no/100s Dollars [$193,800.00] and other good and valuable consideration to the undersigned Grantors, Gregory L. Bearden and Lisa D. Bearden, husband and wife , in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Christopher Guffey and Jennifer L. Guffey, husband and wife, (herein referred to as Grantees) the following described real estate in fee simple as joint tenants with rights of survivorship, situated in Jefferson County, Alabama, to wit:

800 Forest Hills Court, Alabaster, AL 35007

Lot 51-A, according to a Resurvey of Lots 51 and 53 Forest Hills 2nd Sector, as recorded in Map Book 21, page 115 in the Probate Office of Shelby County, Alabama.

Parcel ID#: 23-6-13-0-000-013.081

Subject to all easements, rights or claims of parties in possession not shown by public records, defects, discrepancies which a correct survey would disclose, liens, encumbrances, adverse claims, or other matters, first appearing in the public records subsequent to the effective date hereof, but prior to the date the insured acquires for value of record the estate or interest or mortgage thereon, easements as shown by recorded map, rights of parties in possession, encroachments, overlaps, boundary line disputes which would be disclosed by an accurate survey and inspection of premises, any lien or right to lien for labor or materials imposed by law not shown on public records, taxes or special assessments not shown as existing liens by public record, building setback lines pursuant to covenants, conditions, & restrictions, Articles of Incorporations, easements for Alabama Power and Southern Bell Telephone, sanitary sewer agreements, restrictions or covenants, rights of way, mineral and mining rights, and taxes and assessments which are not yet due and payable.

Subject to 1st mortgage in the amount of $ 193,800.00 ST LB CTB

TO HAVE AND TO HOLD, to the said GRANTEES, his heirs, executors, successors and assigns forever.

AND SAID GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that GRANTORS have a good right to sell and convey the same as aforesaid, and that GRANTORS will and its successors and assigns shall, warrant and

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defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 30 day of December ____, 20_05_.

Gregory L Bearden
GRANTOR, Gregory L. Bearden

Lisa D. Bearden
GRANTOR, Lisa D. Bearden

STATE of FLORIDA
COUNTY of Sarasota

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gregory L. Bearden and Lisa D. Bearden, husband and wife, 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of DECEMBER, 20_05__.

Frank Di Piazza
My Commission DD328951
Expires June 14, 2008

NOTARY PUBLIC
My Commission Expires: 12/16/2007

INSTRUMENT PREPARED BY:
Law Office of Sherry H Thomas, LLC
Commerce Park, Suite 109
3821 Lorna Road
Birmingham, AL 35244

SEND TAX NOTICE TO:
Mr. & Mrs. Christopher Guffey
800 Forest Hills Court
Alabaster, AL 35007