



20060104000005350 1/2 \$65.00
Shelby Cnty Judge of Probate, AL
01/04/2006 12:16:04PM FILED/CERT

Send tax notice to:

Anthony S. Gartrell, II
521 Meadow Ridge Circle
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243
NTC0500378

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

Shelby County, AL 01/04/2006
State of Alabama

Deed Tax: \$51.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Four Thousand and 00/100 Dollars (\$254,000.00) in hand paid to the undersigned, James Timothy Ross and Kristen M. Ross, husband and wife, (hereinafter referred to as "Grantor") by Anthony S. Gartrell II (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21-A, according to the Resurvey of Lot 21, Meadow Brook Cluster Homes, 1st Sector, as recorded in Map Book 13, Page 109, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

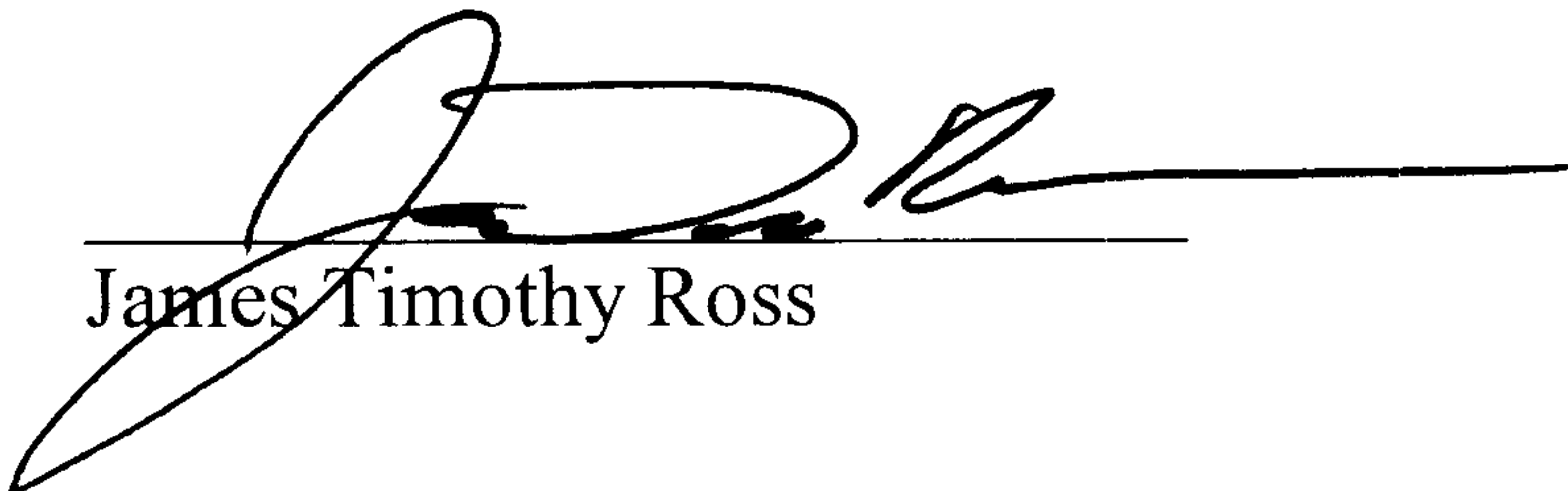
ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

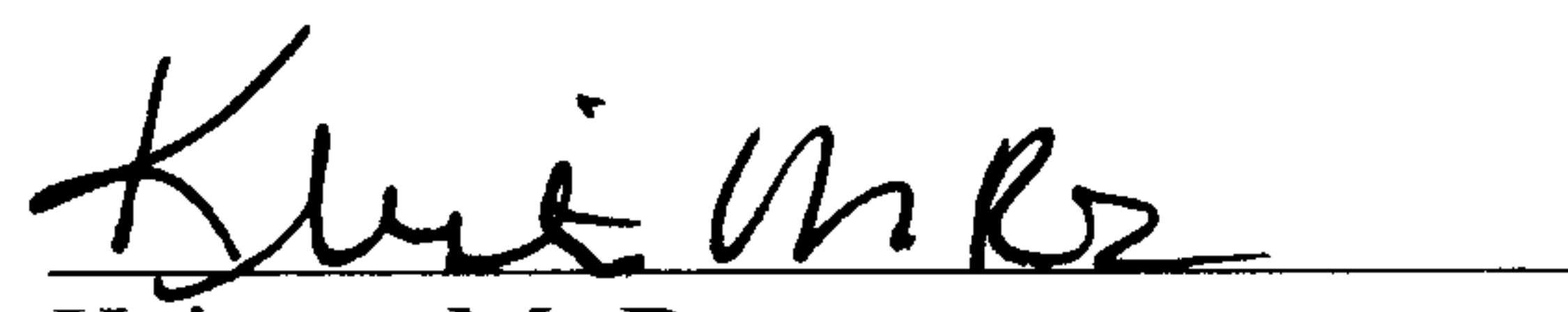
\$203,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 29th day of December, 2005.


James Timothy Ross


Kristen M. Ross

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Timothy Ross and Kristen M. Ross, husband and wife, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of December, 2005

(Notary Seal)


Notary Public
Print Name: Paula D Levitt
Commission Expires: 12-18-07