

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED


20060117000025270 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
01/17/2006 02:11:29PM FILED/CERT

Name & Address of Property Owner:
J&G Builders and Remodeling, Inc.
204 Woodbridge Trail
Chelsea, Alabama 35043

This Instrument Prepared by:

Guy V. Martin, Jr., Esq.
Martin, Rawson, & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

THIS INDENTURE, executed this 13th day of January, 2006, by JAMES HALE and wife, GLORIA A. HALE (collectively referred to as "Grantor") in favor of J&G BUILDERS AND REMODELING, INC., an Alabama corporation (collectively referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Shelby County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof (collectively, the "Property").

\$45,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, and the successors and assigns of Grantee. And Grantor does for themselves, and for the heirs, executors, and administrators of Grantor, covenant with the said Grantee, and the successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, and the successors and assigns of Grantee forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Warranty Deed, on the day and year first above written.

"GRANTOR:"

James Hale [SEAL]
James Hale

Gloria A. Hale [SEAL]
Gloria A. Hale

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James Hale and wife, Gloria A. Hale, 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 13th day of January, 2006.

Pamela J. Baker
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: JULY 25, 2008

My Commission Expires: _____

EXHIBIT A

Lot 93, according to the Survey of Cameron Woods, Second Addition, as recorded in Map Book 30, page 20, in the Probate Office of Shelby County, Alabama.


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