



20060301000095900 1/3 \$92.50
Shelby Cnty Judge of Probate, AL
03/01/2006 08:21:02AM FILED/CERT

FRS File No.: 461709

Customer File No.: 1409271

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thirty Five Thousand Four Hundred and no/100----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Shiree A. Howard, a single person, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Manuel P. Brooks and Emma J. Brooks, ~~of~~ husband and wife

(herein referred to as GRANTEE), thei heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit "A" Attached

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 305 Panther Trail, Pelham, AL 35124, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the Simultaneously with the delivery of this deed, grantee executed a purchase money mortgage in the amount of \$160,000.00 to secure an amount borrowed to finance the above described property.

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same to the said GRANTEE, _____ heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, _____ heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this _____ day of _____, _____.

Shiree A. Howard (Seal)
Shiree A. Howard

[Signature] (Seal)
Witness

THE STATE OF Georgia
COUNTY OF DeKalb }


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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Shiree A. Howard**, a single person whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 3rd day of February, 2006.

[Signature] (Seal)
Notary Public
Notary Public, DeKalb County, Georgia
My Commission Expires July 22, 2008

My Commission Expires _____

This document prepared by: Cindy Womack, Title Specialist, 211 N. Broadway, Suite 2270, St. Louis, MO 63102

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EXHIBIT A

Lot 37, according to the map or survey of Panther Ridge, as recorded in Map Book 31,
Page 118, in the Probate Office of Shelby County, Alabama.

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

Deed Tax: \$75.50

FIRST NATIONAL FINANCIAL TITLE SERVICES
OF ALABAMA, INC.
1950 STONEGATE DRIVE, SUITE 150
VESTAVIA HILLS, AL 35242
PHONE (205) 968-8102 OR (800) 852-5960