FRS File No.: 461709

Customer File No.: 1409271

WARRANTY DEED

THE STATE OF	Alabama	
COUNTY OF	<u>Shelby</u>	

KNOW ALL MEN BY THESE PRESENTS: That in consideration of <u>Two Hundred Thirty Five Thousand Four Hundred and no/100----</u> 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, % husband and wife

(herein referred to as GRANTEE), theirs 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, theire 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.



same to the said GRANTEE, heirs a premises to the said GRANTEE, heir of all persons except as hereinabove provide	rs and assigns, for		
IN WITNESS WHEREOF, GRANTO	OR has caused the	is instrument to be executed	on this
Shiree a. Howard	(Seal)	4 Masbers	(Seal)
Shiree A. Howard		Witness	
THE STATE OF		2006030100009 Shelby Cnty J 03/01/2006 08	5900 2/3 \$92.50 udge of Probate, AL :21:02AM FILED/CERT
I, the undersigned, a Notary Public in	and for said Coun	ity in said State, hereby certify	that Shiree A.
Howard, a single person whose name is acknowledged before me on this day the executed the same voluntarily on the day the	signed to the fore at, being inform	going conveyance, and who is	known to me,
GIVEN under my hand and seal this the	200	February, 30 Duces lic on the County, Georgie on the County, Georgie	(Seal)
	My Commis	ssion Expires	

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

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Customer File No.: 1409271 Shiree A. Howard

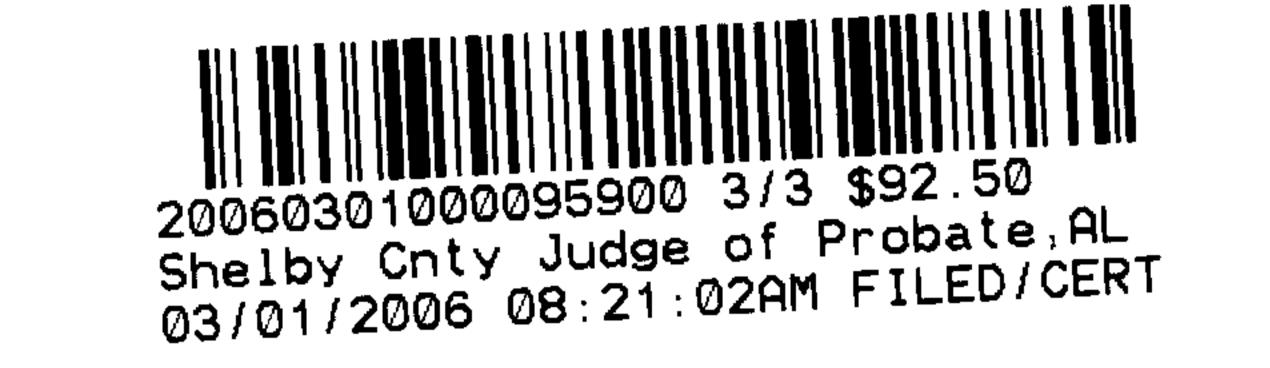


EXHIBIT A

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