

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Regina Ellett
107 Woodcrest Circle
Chelsea, Alabama 35043

STATE OF ALABAMA	)	GENERAL WARRANTY DEED
SHELBY COUNTY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Sixty-Eight Thousand and 00/100 (\$168,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Susan M. Hill,** a single individual, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Regina Ellett,** a single individual (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 11, according to the Survey of Ashton Woods, 1st Phase, as recorded in Map Book 23 page 160 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

\$134,400.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR	, Susan M. Hill, has hereunto set her hand and seal this the 27 h
day of FEBRUARY, 2006.	
Shelby County, AL 03/07/2006 State of Alabama	Dusam M. Wend
Deed Tax:\$34.00	Susan M. Hill

STATE OF ALABAMA )
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Susan M. Hill, a single individual, 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of February 2006.

| Kathey M White | NOTARY PUBLIC | NOTARY PUBLIC

My Commission Expires: 3/28/06

Profession Title