


RETURN TO:

Lenders First Choice
3850 Royal Ave
Simi Valley, Ca 93063
7310444


20060308000109270 1/2 \$14.00
Shelby Cnty Judge of Probate, AL
03/08/2006 01:50:10PM FILED/CERT

WARRANTY DEED

This instrument was prepared by:

Lenders First Choice
2321 W. March Lane, Suite 210
Stockton, CA 95207
Phone: (209) 475-6200

1905002

THE STATE OF ALABAMA

~~Jefferson~~
~~MADISON~~ COUNTY
C.D.H.

Know All Men by These Presents: That in consideration of \$0.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Mary A. Brooks wife of Grantor** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JAMES BROOKS A MARIED MAN AS HIS SOLE AND SEPRATE PROPERTY** (herein referred to as grantee, whether one or more), the following described real estate, situated in Madison County, Alabama, to-wit:

See Legal Description shown as Exhibit "A" attached hereto and made a part hereof.

More Commonly Known As: 1904 SAINT IVES DR BIRMINGHAM, AL 35242-6415

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this ____ day of 2-10, 2006

Mary A. Brooks (Seal)

Mary A. Brooks

MAIL TAX STATEMENTS TO:
JAMES BROOKS

Witness

1904 SAINT IVES DRIVE
BIRMINGHAM, AL 35242-6415

THE STATE OF ALABAMA

~~Jefferson~~
~~MADISON~~ COUNTY
C.D.H.

I, Debra E. Holston, a Notary Public, in and for said County in said State, hereby certify that Mary A. Brooks, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 10 day of February, 2006

Debra E. Holston
Notary Public
My Commission Expires
4-30-2008

20060308000109270 2/2 \$14.00
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SCHEDULE "A"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY.
ALABAMA:

LOT 33, ACCORDING TO THE SURVEY OF ST. IVES AT GREYSTONE, AS
RECORDED IN MAP BOOK 15 PAGE 70 A & B IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.
MINERAL AND MINING RIGHTS EXCEPTED.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY
ASSESSOR AS 03-8-33-0-003-033; SOURCE OF TITLE IS BOOK 1999, PAGE
42862 (RECORDED 10/15/99)