

BHM0600109

Send tax notice to:

JAMES G. WHITFIELD, II
342 FOREST LAKES DRIVE
STERRETT, AL 35147

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty Five Thousand and 00/100 Dollars AND NO Dollars (\$135,000.00) in hand paid to the undersigned, Bruce W Szafran Jr and Sara A Szafran, husband and wife, Bruce W. Szafran, a married person (hereinafter referred to as "Grantor") by James G Whitfield II (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 613, ACCORDING TO THE SURVEY OF FOREST LAKES, 12TH SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF BRUCE

W. SZAFRAN NOR HIS RESPECTIVE SPOUSE.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

\$\$137,902.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors, Bruce W Szafran Jr and Sara A Szafran, husband and wife, Bruce W. Szafran have hereunto set their signatures and seals on this the 27TH day of FEBRUARY, 2006.

Bruce W Szafran Jr.
Sara A Szafran
BRUCE W. SZAFRAN, JR. BY HIS ATTORNEY
IN FACT, SARA A. SZAFRAN

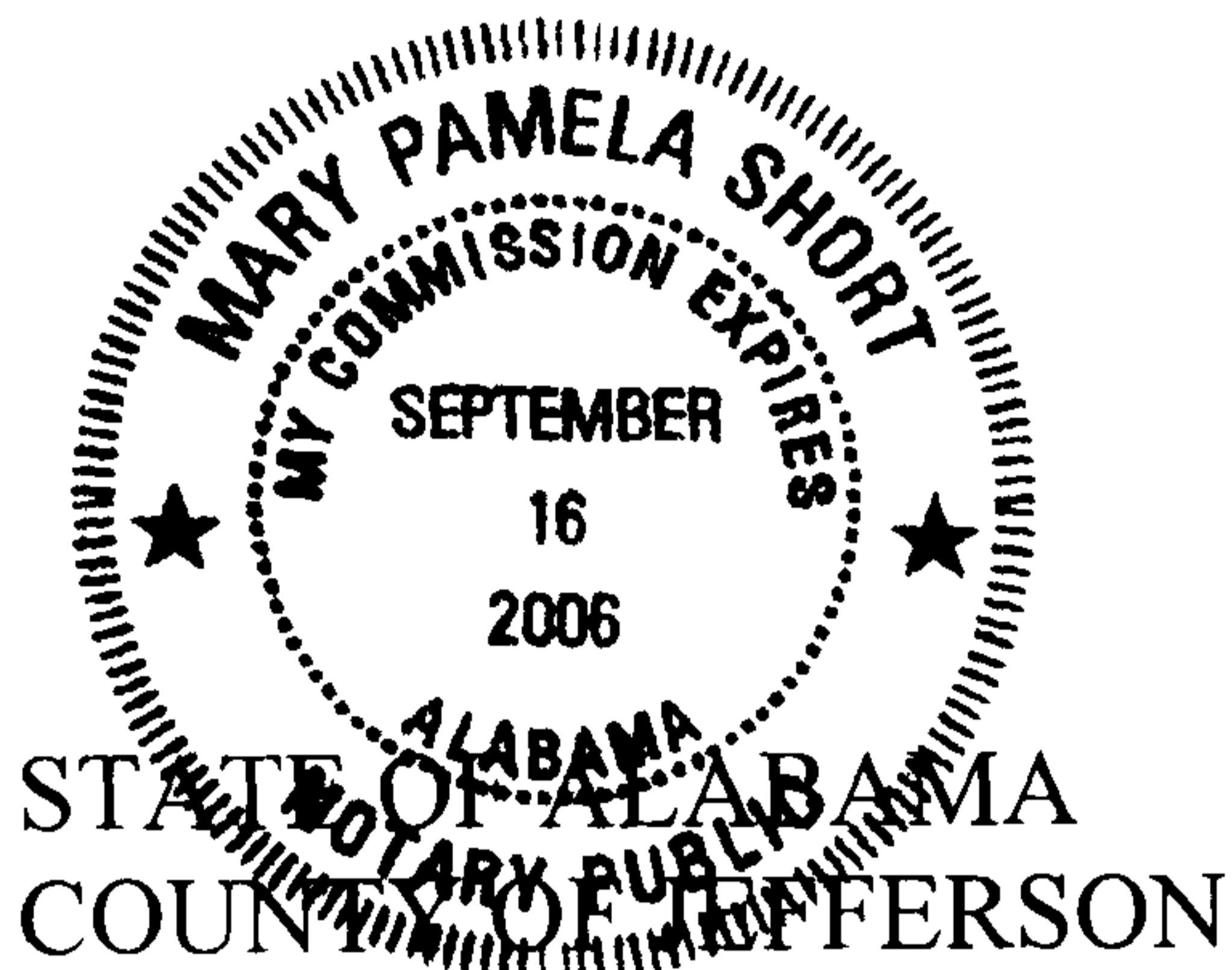
Sara A. Szafran
SARA A. SZAFRAN
Bruce W Szafran
Sara A. Szafran
BRUCE W. SZAFRAN, BY HIS ATTORNEY IN
FACT, SARA A. SZAFRAN

STATE OF ALABAMA
COUNTY OF JEFFERSON

20060310000114100 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/10/2006 02:03:42PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SARA A. SZAFRAN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

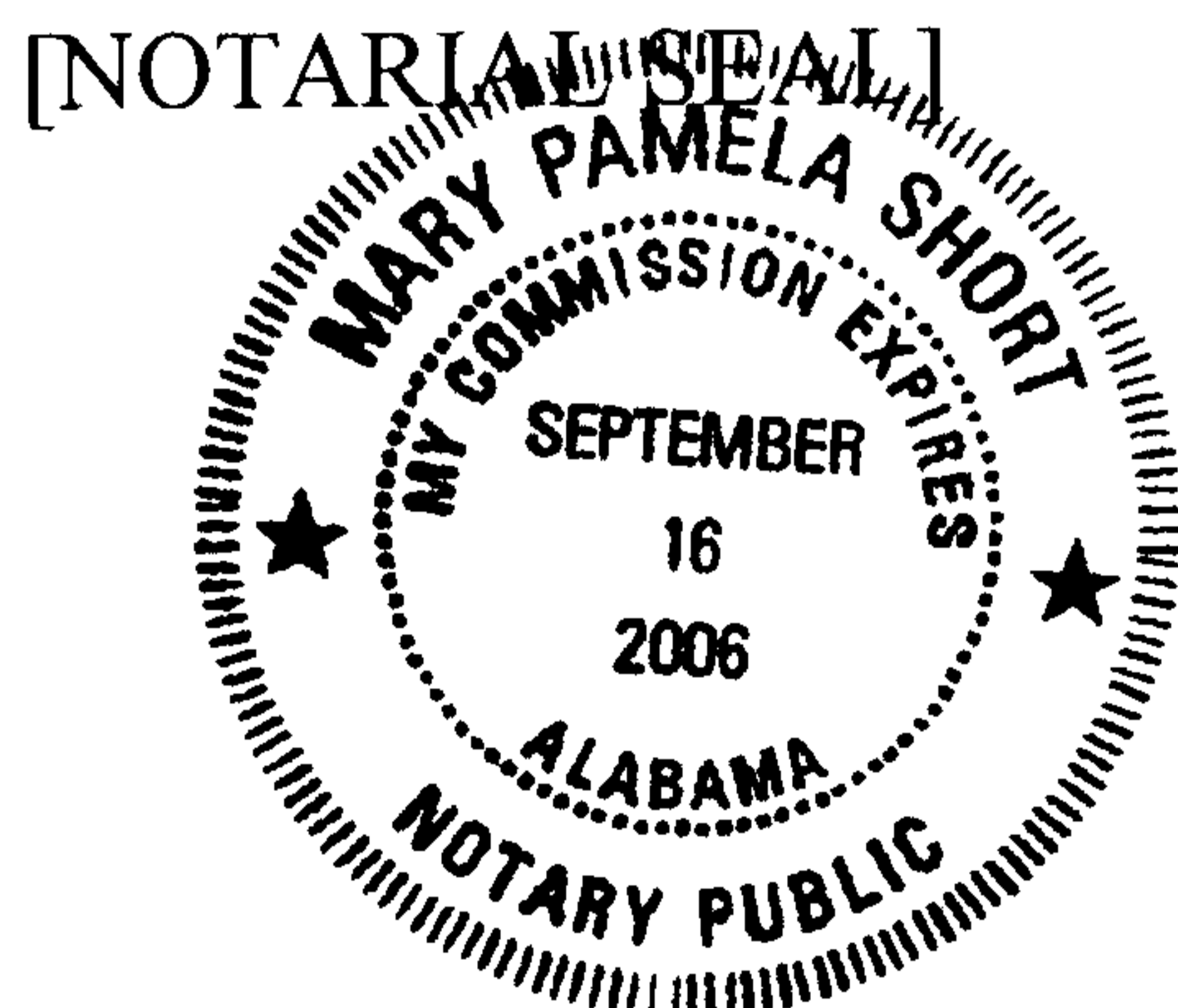
Given under my hand and official seal this the 27th day of FEBRUARY, 2006.



Mary Pamela Short
Notary Public
Print Name: Mary Pamela Short
Commission Expires: 9-16-06

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SARA A. SZAFRAN, whose name as Attorney in fact for BRUCE W. SZAFRAN, JR. AND BRUCE SZAFRAN is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in fact for BRUCE W. SZAFRAN, JR. AND BRUCE SZAFRAN on the day the same bears date.

Given under my hand and official seal this the 27TH day of FEBRUARY, 2006.



Mary Pamela Short
Notary Public
Print Name: Mary Pamela Short
Commission Expires: 9-16-06