6-024

SEND TAX NOTICE TO:

Veronica L. Clayton 5050 Stratford Road Birmingham, AL 35242

This instrument was prepared by: Charles E. Davis, Jr. 400 Vestavia Office Park, Suite 101 Birmingham, Alabama 35216

20060323000137920 1/1 \$329.50 Shelby Cnty Judge of Probate, AL 03/23/2006 03:32:49PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)	
SHELBY COUNTY)	KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED SEVENTY-EIGHT THOUSAND FIVE HUNDRED and No/100's (\$378,500.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, John E. Baumgartner, III by Debra J. Baumgartner his attorney-in-fact and wife, Debra J. Baumgartner (hereinafter grantors), do grant, bargain, sell and convey unto Veronica L. Clayton, (hereinafter GRANTEE), all of our right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

Lot 46, according to the Survey of Meadow Brook, Fifth Sector, as recorded in Map Book 8, Page 109, in the Probate Office of Shelby County, Alabama.

\$60,000.00 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of February, 2006.

John E. Baumgartner, III by Debra J. Baumgartner h	1 Bunganther his attorney in is attorney in fact
Debra J. Baumgartner Debra J. Baumgartner	Shelby County, AL 03/23/2006 State of Alabama
STATE OF ALABAMA) JEFFERSON COUNTY)	Deed Tax:\$318.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. Baumgartner, III by Debra J. Baumgartner his attorney-in-fact and Debra J. Baumgartner, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2006.

Notary Public

Commission Expires: