

This instrument was prepared by:
Martin, Rawson & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

Send Tax Notice:
Patricia M. Keller
137 Hayesbury Lane
Pelham, AL 35124

Warranty Deed

State of Alabama Shelby County

Know All Men By These Presents,

That in consideration of One Hundred Thirty Two Thousand Nine Hundred and no/100 (\$132,900.00) and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I,

Billy Gossett and Traci Gossett, Husband and Wife

(herein referred to as grantors) do grant, bargain, sell and convey unto

Patricia M. Keller

(herein referred to as GRANTEE), the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 19, according to the Survey of Final Plat of Hayesbury, Phase 3, as recorded in Map Book 30, page 138, in the Probate Office of Shelby County, Alabama.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, CURRENT TAXES, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY, OF RECORD.

\$74,000.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to the said GRANTEE, his, heirs and assigns forever.

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

In Witness Whereof, I have hereunto set my hand and seal this <u>L</u>'day of <u>April</u> 2006.

Billy Gossett

Traci Gossett

State of Alabama

Jefferson County

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Billy Gossett and Traci Gossett, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 seal of office this $\frac{28^{12}}{2006}$ day of April 2006.

My Commission Expires:

5-1-09

Shelby County, AL 05/03/2006 State of Alabama

Deed Tax: \$59.00