## WARRANTY DEED

20060608000271240 1/2 \$37.50 Shelby Cnty Judge of Probate, AL 06/08/2006 10:15:41AM FILED/CERT

This instrument was prepared by: WILLIAM PATRICK COCKRELL WPC & ASSOCIATES LLC

Send tax notice to: SHANITA B. CARTER

(Name)

(Name)

ONE PERIMETER PARK S STE 451N BIRMINGHAM, ALABAMA 35243

629 MEADOW RIDGE DRIVE BIRMINGHAM, AL 35242

(Address)

(Address)

STATE OF ALABAMA
COUNTY OF Jefferson Shelby

Shelby County, AL 06/08/2006 State of Alabama Deed Tax: \$23.50

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTY THOUSAND NINE HUNDRED dollars (\$230,900.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), JONATHAN TANNER and LAUREN TANNER, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto SHANITA B. CARTER, UNMARRIED (herein referred to as Grantees), the following described real estate situated in Jefferson County, Alabama, to-wit:

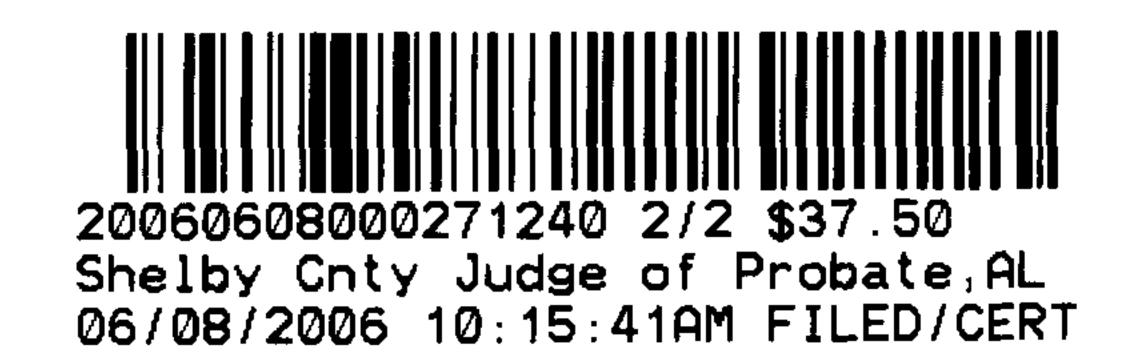
LOT 21, ACCORDING TO THE SURVEY OF MEADOW BROOK CLUSTER HOMES, 2ND SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 207,810.00 IS FILED HEREWITH.

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) heirs, executors and administrators shall warrant and

## WARRANTY DEED



defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

(Seal)

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 05/19/06.

JONATHAN TANNER

auen Jane (Seal)

LAUREN TANNER

STATE OF ALABAMA

COUNTY OF Jefferson Shelby

## General Acknowledgment

I, <u>William Patrick Cockrell</u>, a Notary Public in and for said County in said State, hereby certify that <u>JONATHAN TANNER</u> and <u>LAUREN TANNER</u>, 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 05/19/06.

Notary Public

Return to: William Patrick Cockrell WPC & Associates LLC

WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expines May 28, 2006