20060609000275040 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 06/09/2006 02:26:45PM FILED/CERT

## THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216 Send tax notice to:
Allen B. Gilbert
110 Oxford Circle
Montevallo, AL 35115

SOT Warranty Deed BK 1998, Pg. 12317 WARRANTY DEED

STATE OF ALABAMA
COUNTY

KNOW ALL MEN BY THESE PRESENTS.

VALUES 6

That in consideration of Ten and 00/100 (\$10.00) DOLLARS, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dennis D. Coble and wife, Cathy L. Coble (herein referred to as grantors) do grant, bargain, sell and convey unto Allen B. Gilbert and Roberta Sapp-Gilbert (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 14, Canterbury Estates, as recorded in Map Book 12, Page 96, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

RE: As per a Realty Sales Agreement dated May 7, 2004 and recorded on June 9, 2004 in Instrument \$20040609000310230. The above described property was sold for the amount of \$75,000.00 by Dennis D. Coble and Cathy L. Coble. All conditions of said Realty Sales Agreement have been met and per Item 8 of said agreement. This Warranty Deed is executed to convey for simple title to said property to Allen B. Gilbert and Roberta Sapp-Gilbert.

TO HAVE AND TO HOLD to the said GRANTEES.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 noted 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) heirs and assigns forever, against the lawful claims of all person.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis D. Coble and wife, Cathy L. Coble, whose name(s) 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 on June \_\_\_\_\_\_\_, 2006.

NOTARY PUBLIC