This instrument prepared by:

Patrick F. Smith Law Office of Patrick F. Smith, L.L.C. P.O. Box 190224 Birmingham, AL 35219 SEND TAX NOTICE TO:

Michael D. Taylor 131 Brook Cir Chelsea, Alabama 35043-6911

> 20060628000309760 1/1 \$72.00 Shelby Cnty Judge of Probate, AL 06/28/2006 09:35:01AM FILED/CERT

GENERAL WARRANTY DEED

Shelby County, AL 06/28/2006 State of Alabama

STATE OF ALABAMA

Deed Tax:\$61.00

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Five Thousand dollars and Zero cents (\$305,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Eugenia R. Bible, an unmarried woman(hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael D. Taylor (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 41, according to the Survey of Brookchase Estates, Phase II, as recorded in Map Book 22, Page 47, in the Probate Office of Shelby County, Alabama.

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.

\$244,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 16th day of June, 2006

Eugenia R. Bible

STATE OF ALABAMA
JEFFERSON COUNTY

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

Given under my hand and official seal on this 16th day of June, 2006.

Notary Public

Commission Expires: 4-1-2009

FILE NO: 261401

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