

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

MYRA JO GINGO 107 ROY COURT HELENA, AL 35080

STATE OF ALABAMA COUNTY OF SHELBY

Shelby County, AL 06/30/2006 State of Alabama

Deed Tax:\$148.00

## WARRANTY DEED

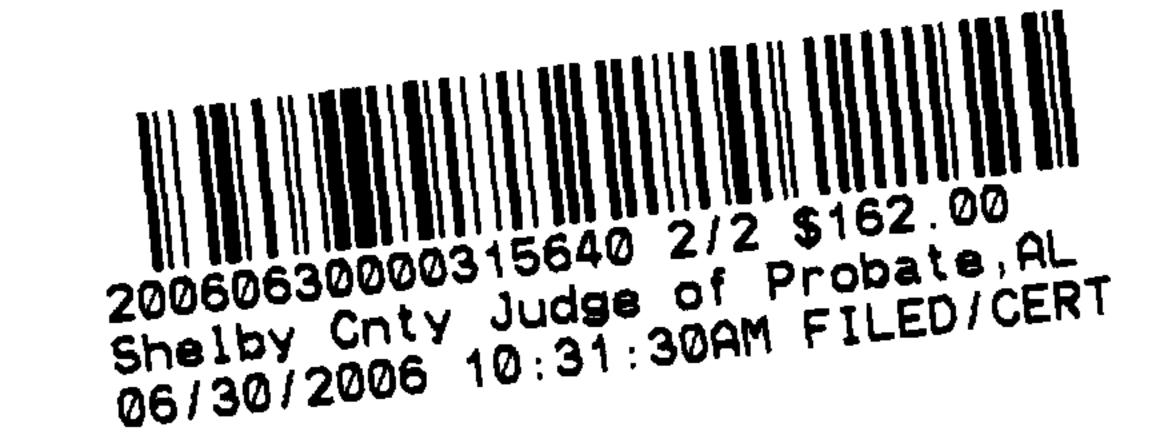
Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY EIGHT THOUSAND DOLLARS 00/100 (\$148,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, BRIAN CHRISTIAN NEUGENT and ANGELA MARIE NEUGENT, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MYRA JO GINGO, A MARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 12, ACCORDING TO THE SURVEY OF LAUREL WOODS PHASE V, AS RECORDED IN MAP BOOK 20, PAGE 133, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

## SUBJECT TO:

- 1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. 20-FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
  - 10-FOOT EASEMENT ON REAR OF LOT AS SHOWN ON RECORDED MAP.
- 3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERTO, INCLUDING RELEASE OF DAMAGES.
- 4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN INSTRUMENT NO. 1996-4329 IN PROBATE OFFICE.
- 5. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 200, PAGE 542 IN PROBATE OFFICE.

\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.



TO HAVE AND TO HOLD Unto the said GRANTEES, nis, her or their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said GRANTORS, BRIAN CHRISTIAN NEUGENT and ANGELA MARIE NEUGENT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of June, 2006.

RIAN CHRISTIAN NEUGENT

ANGELA MARIE NEUGENT

STATE OF ALABAMA COUNTY OF SHELBY

## ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BRIAN CHRISTIAN NEUGENT and ANGELA MARIE NEUGENT, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of June, 2006.

Notary Publi

My commission expires:

NOTARY DUBLIC OF ATTENDED