20060724000356770 1/1 \$129.00 Shelby Cnty Judge of Probate, AL 07/24/2006 03:58:02PM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire #17 Office Park Circle Birmingham, Alabama 35223

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

Send Tax Notice To:

Gayle Watts 3008 Summerwood Lane Birmingham, AL 35242

Shelby County, AL 07/24/2006 State of Alabama

Deed Tax: \$118.00

That in consideration of Two hundred ninety three thousand and no/100 dollars (\$293,000.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Kenneth F. Baginski and wife, Rhona Baginski (herein referred to as Grantors) do grant, bargain, sell and convey unto Gayle Watts (herein referred to as Grantee), the following described

Lot 24, and the Southeasterly 4.75 feet of Lot 25, according to the Amended Map of Summerwood Subdivision, as recorded in Map Book 20, page 68, in the Probate Office of Shelby County, Alabama.

\$175,000.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

real estate, situated in the State of Alabama, County of Shelby, to-wit:

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

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 18th day of July, 2006.

Thouas

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Kenneth F. Baginski and wife, Rhona Baginski, 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 the 18th day of July, 2006.

Notary Public

My Commission Expires: 11/20/08