

## THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216

Send tax notice to: Pamela B. Thomas 313 Talon Drive Birmingham, AL 35242

## WARRANTY DEED

STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two hundred seven thousand and 00/100 (\$207,000.00) DOLLARS [of which amount \$186,300.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Brian Dost (by his attorney-in-fact, John Mejia) and wife, Elizabeth Turner nka Elizabeth Turner Dost (by her attorney-in-fact, John Mejia) (herein referred to as grantors) do grant, bargain, sell and convey unto Pamela B. Thomas (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 231, according to the Resurvey of Lots 227-231 and 240 of Eagle Point, 2nd Sector, Phase I, as recorded in Map Book 19, Page 6, 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.

## TO HAVE AND TO HOLD to the said GRANTEE.

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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this July 21, 2006.

WITNESS:				
(S	EAL)	Brian Dost, by his attorne		_(SEAL)
(S	EAL)	Insubetu tuner hy		(SEAL)
		Elizabeth Turner nka Eliz by her attorney-in-fact, Jo	ohn <del>Me</del> jia	

STATE OF ALABAMA )
JEFFERSON COUNTY )

I, Alan C. Keith, a Notary Public for the State of Alabama, do hereby certify that John Mejia, whose name as Attorney-in-Fact for Brian Dost, a married person, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 21st day of ululy 2006.

My commission expires: 4-6-08

STATE OF ALABAMA )
JEFFERSON COUNTY )

I, Alan C. Keith, a Notary Public for the State of Alabama, do hereby certify that John Mejia, whose name as Attorney-in-Fact for Elizabeth Turner nka Elizabeth Turner Dost, a married person, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

NOTARY

Given under my hand and office seal this the 21st day of July, 2006.

My commission expires: 4-6-08

Notary Public

Notary Public