20060808000382460 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 08/08/2006 10:28:28AM FILED/CERT

Send tax notice to: Erica L. Cook 609 Parkside Circle Helena, AL 35080 06–1371

This instrument prepared by:
Joseph C. Kreps
Attorney at Law
1932 Laurel Road, Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Two Thousand and No/100 Dollars (\$132,000.00), in hand paid to the undersigned, SHARRON R. DENMAN F/K/A SHARRON Y. RICHARDS, A MARRIED WOMAN, (hereinafter referred to as the "Grantor") by ERICA L. COOK, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 31, ACCORDING TO THE SURVEY OF PARKSIDE, AS RECORDED IN MAP BOOK 22, PAGE 133, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.

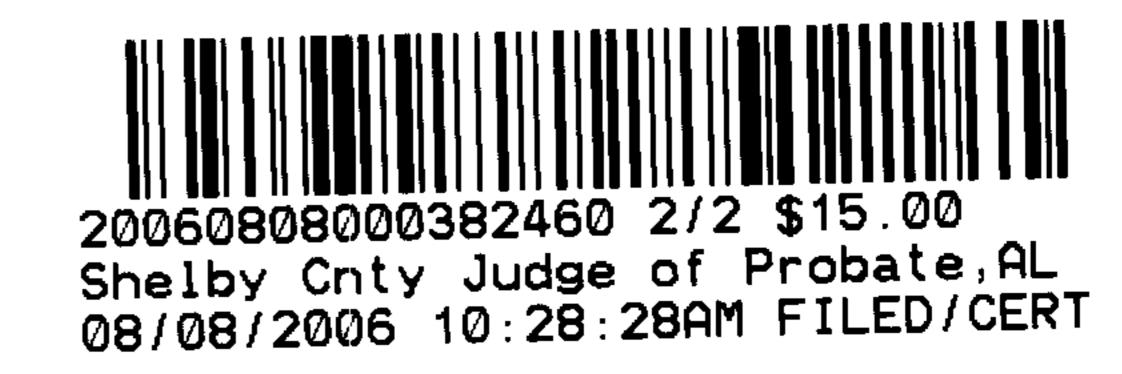
All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.

Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

THE HEREIN DESCRIBED REAL PROPERTY IS NOT THE HOMESTEAD OF GRANTOR'S SPOUSE.

(\$132,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 20TH day of July, 2006.

Sharron R. Denman F/K/A SHARRON Y. RICHARDS

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said state and county, hereby certify that SHARRON R. DENMAN F/K/A SHARRON Y. RICHARDS, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20TH day of July, 2006.

Notary Public

My Commission expires: 3-6-07

[NOTARIAL SEAL]