Shelby County, AL 08/24/2006 State of Alabama

Deed Tax: \$106.00

WARRANTY DEED

This instrument was prepared by:

√B. CHRISTOPHER BATTLES

3150 HIGHWAY 52 WEST

PELHAM, AL. 35124

Send tax notice to: Christina Mills 112 Cove Landing Calera, Alabama 35040

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred six thousand and** no/100 (\$106,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Traci Silloway and Andrew Silloway**, wife and husband (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Christina Mills** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 37, according to the Survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

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

\$106,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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

	Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal	(s) this 15 th day of
August,	06.	
	Musalluv	JUX
	Traci Silloway	
	Jalu D. M.	
	Andrew Silloway	

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Traci Silloway and Andrew Silloway**, wife and husband 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of August, 2006.

Notary Public

My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES

Notary Public - Alabama, State At Large

My Commission Expires 2 / 25 / 2009