

20060906000439040 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
09/06/2006 01:43:43PM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:

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

Send Tax Notice To:

Brandi J. Baker  
374 Forest Lakes Drive  
Birmingham, AL 35147

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$135,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Aaron Pinter, an unmarried man (herein referred to as Grantor) does grant, bargain, sell and convey unto Brandi J. Baker (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 575, according to the Survey of Forest Lakes 10<sup>th</sup> Sector, as recorded in Map Book 31, Page 25 A and B, in the Probate Office of Shelby County, Alabama.

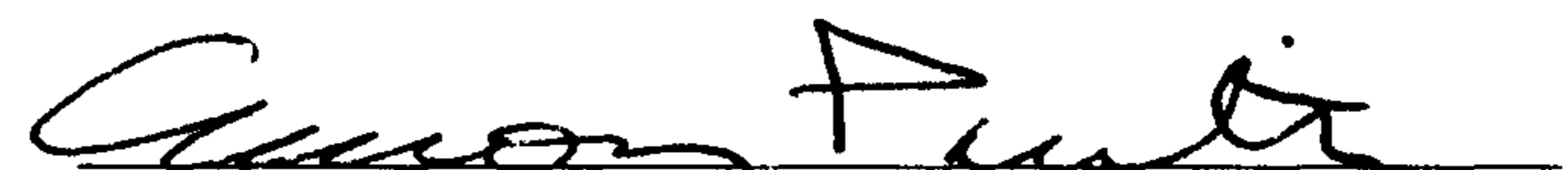
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$108,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.  
\$27,000.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

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

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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, her heirs, and assigns forever, against the lawful claims of all persons.

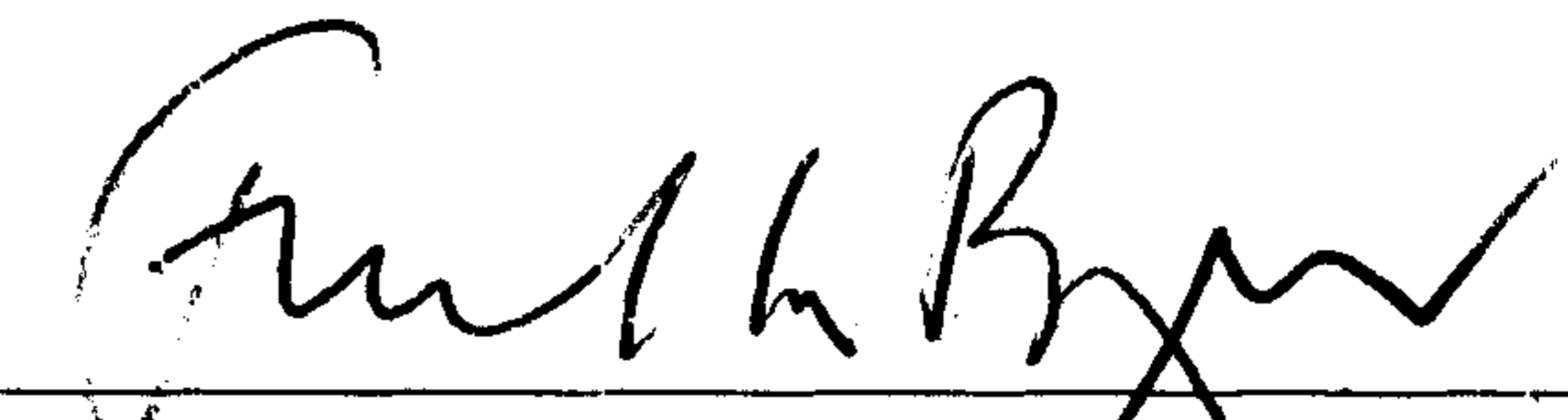
IN WITNESS WHEREOF, I have hereunto set our hand and seal, this 31st day of August, 2006.

  
Aaron Pinter

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Aaron Pinter, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of August, 2006.

  
Notary Public  
My Commission Expires: 11/20/2008