20060908000443630 1/2 $149.00
Shelby Cnty Judge of Probate, AL
09/08/2006 08:50:49AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Jessica M. Garrison
PHELPS, JENKINS, GIBSON & FOWLER, L.L.P.
P. O. Box 020848
Tuscaloosa, Alabama 35402

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

135,000

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and no/100 ($10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Steven P. Gregory and Janet Hill Gregory, as husband and wife**, (hereinafter referred to as GRANTORS),do hereby grant, bargain, sell and convey unto **Town Builders, Inc.**, (hereinafter referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5-02 Block 5 according to the Map of Mt. Laurel-Phase IA, Map Book 27, Page 72A, as recorded in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County.

This conveyance is hereby made subject to all easements, restrictions and rights of way of record in the Probate Office of Shelby County, Alabama.

Cahaba Title, Inc.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim, and demand whatsoever, as well in law as in equity, of the said GRANTORS of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the GRANTEE, its successors or assigns forever. And said GRANTORS do for themselves, and for their heirs, executors and administrators, covenants with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same aforesaid, and that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23rd day of June, 2006.

Steven P. Gregory

Janet Hill Gregory

Janet Hill Gregory

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STATE OF ALABAMA

TUSCALOOSA COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Steven P. Gregory and Janet Hill Gregory, 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 23 day of June 2006.

Nikki Woodward
Notary Public in and for said state

My Commission Expires:
2/15/09

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Shelby County, AL 09/08/2006
State of Alabama

Deed Tax:$135.00