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Shelby Cnty Judge of Probate, AL
09/27/2006 01:51:29PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA:
COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS, that MARY A. HUMPHRIES, a married woman, the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration hereby acknowledge to have been paid to the said GRANTOR by RYAN MILLER, the GRANTEE, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said GRANTEE, in fee simple, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

Unit 603, Building 6, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto, as recorded in Real Volume 10, Page 177, and amended in Real Volume 27, Page 733; Real Volume 50, Page 327; Real Volume 50, Page 340, and re-recorded in Real Volume 50, Page 942; Real Volume 165, Page 578; and amended in Real Volume 59, Page 19, and further amended by Corporate Volume 30, Page 407 and in Real Volume 96, Page 855 and Real Volume 97, Page 937, and By-Laws as shown in Real Volume 27, Page 733, amended in Real Volume 50, Page 325, and further amended by Real Volume 189, Page 222; Real Volume 222, Page 691; Real Volume 238, Page 241; Real Volume 269, Page 270, and Real Volume 284, Page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration; said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium, as recorded in Map Book 9, Pages 41 through 44, and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE SUBJECT TO THE FOLLOWING:

Any and all easements, building lines, right-of-ways, reservations and restrictive covenants, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

If married, Grantor hereby certifies that the above described property does not constitute his homestead or the homestead of his spouse.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD unto the said GRANTEE, and to the heirs and assigns of said GRANTEE, in fee simple, FOREVER.

And, except as to the above and taxes hereafter falling due, which are assumed by the GRANTEE, the GRANTOR, for GRANTOR and for the heirs and assigns of GRANTOR, does hereby COVENANT AND WARRANT to and with the said GRANTEE, the heirs and assigns of said GRANTEE, that GRANTOR is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same; that GRANTOR is in quiet and peaceable possession thereof; and that said real property is, except as is recited above, free and clear of all liens and encumbrances of every kind and nature whatsoever; and GRANTOR does hereby WARRANT AND WILL FOREVER DEFEND the title to said real property, and the possession thereof, unto the said GRANTEE, and the heirs and assigns of said GRANTEE, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has set her hand and seal on this the 28 day of August July, 2006.

RM
MS



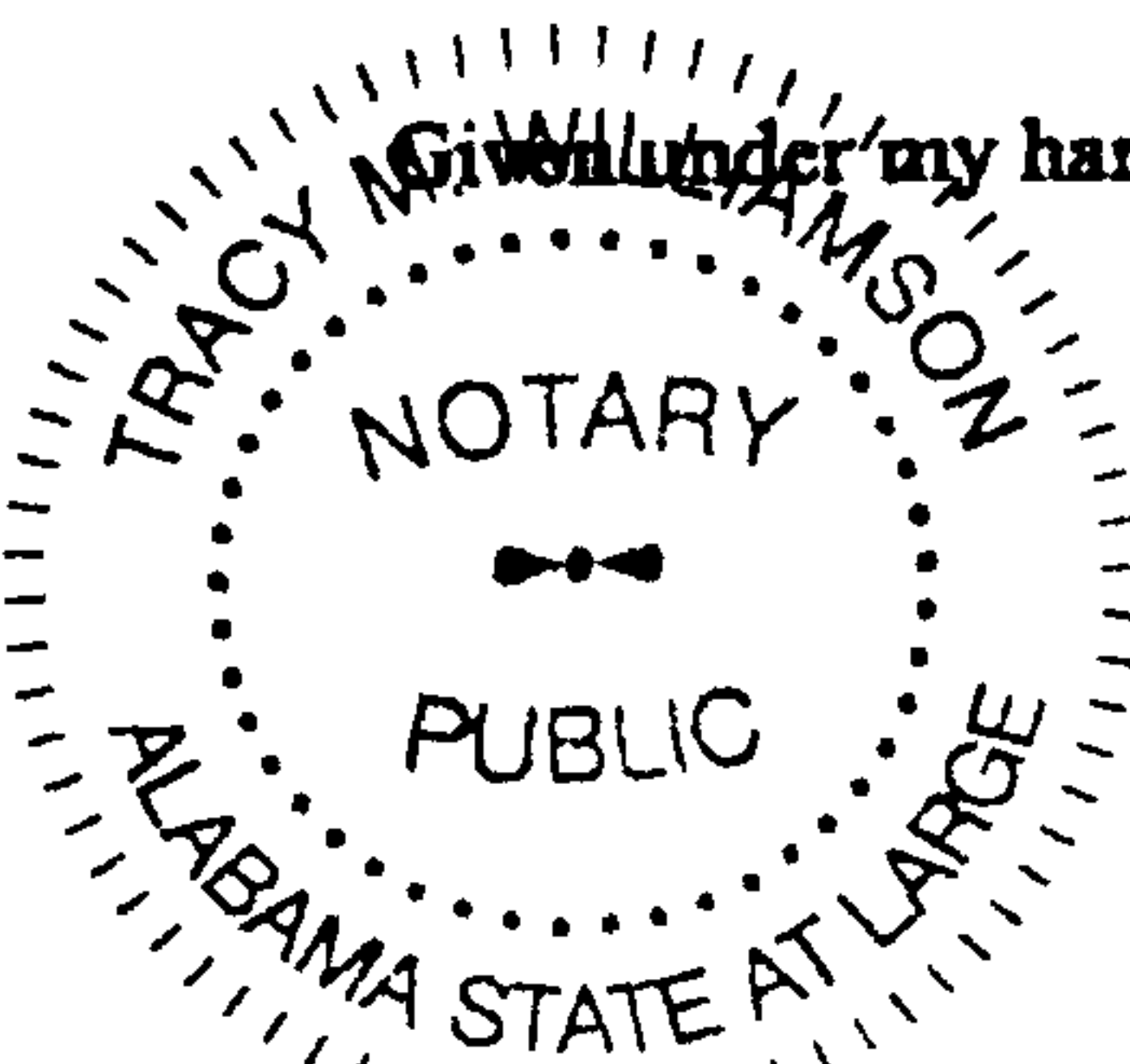
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Mary Humphries
MARY A. HUMPHRIES

STATE OF ALABAMA:

COUNTY OF SHELBY:

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify MARY A. HUMPHRIES, 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, (s)he executed the same voluntarily on the same bears date.



Given under my hand and seal on this 28 day of August, 2006.

Tracy M. Williamson
NOTARY PUBLIC
My Commission Expires: 11/29/09

This instrument prepared by:
My Commission Expires: 11/29/09
24407 Lauder Place
Orange Beach, AL 36561
(251) 942-5541

Grantee's address:

603 Gables Dr.
Hoover, AL 35844