

Send tax notice to:
Karla M. Brozobohaty
4020 Guilford Road
Hoover, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

NYC060645

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Eight Thousand Nine Hundred and 00/100 Dollars (\$228,900.00) in hand paid to the undersigned, Gary R. Wesson and Ruth Aponte Wesson (formally known as Ruth A. Aponte), Husband and Wife (hereinafter referred to as "Grantor") by Karla M. Brzobohaty (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 3, as recorded in Map Book 24, Page 27, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

RUTH A. APONTE IS ONE AND THE SAME AS RUTH APONTE WESSON.

**\$183,120.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.**

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

20061005000494650 2/2 \$61.00
Shelby Cnty Judge of Probate, AL
10/05/2006 02:08:53PM FILED/CERT

Shelby County, AL 10/05/2006
State of Alabama

Deed Tax: \$46.00

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the
20th day of September, 2006.



Gary R. Wesson



Ruth Aponte Wesson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Gary R. Wesson and Ruth Aponte Wesson, 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 said instrument, he/she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of September, 2006.

(Notary Seal)





Notary Public

Print Name: *Paula D Levitt*

Commission Expires: *12-18-07*