

SEND TAX NOTICE TO: JENNIFER D. FETNER 3371 NORTH BROKEN BOW DRIVE BIRMINGHAM, AL. 35242

WARRANTY DEED

STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$219,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, THOMAS A. PRICE, III and KAREN R. KORNEGAY PRICE, HUSBAND AND WIFE, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto JENNIFER D. FETNER, AN UNMARRIED WOMAN, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 47, ACCORDING TO THE SURVEY OF BROKEN BOW, 1ST ADDITION, 1ST PHASE, AS RECORDED IN MAP BOOK 8, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$219,000.00 of the purchase price received above was paid from a first and second purchase money mortgage loans closed simultaneously herewith.

Karen R. Kornegay Price is one and the same as Karen R. Kornegay as stated on title.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hand	ds and seals, this 28th day of September, <u>2006.</u>
WITNESS:	1 (L.S.) (L.S.)
	THOMAS A. PRICE, III
	La Ritordans Price
	KAREN R. KORNEGAY PRICE

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that THOMAS A. PRICE, III and KAREN R. KORNEGAY PRICE, HUSBAND AND WIFE, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 28th day of September, 2006.

My commission expires:

Notary Public

Prepared by:

CHRISTOPHER P. MOSELEY

MOSELEY & ASSOCIATES, P.C.

2871 ACTON ROAD, SUITE 101

BIRMINGHAM, AL 35243

CHRISTOPHER P MOSELEY
MY COMMISSION EXPIRES 10/07/09