54.00

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To:

John W. Armstrong 71 Pine Knoll Circle Shelby, AL 35143

WARRANTY DEED

20061024000523070 1/1 \$65.00 Shelby Cnty Judge of Probate, AL 10/24/2006 08:30:16AM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Hundred Sixty Nine Thousand Nine Hundred dollars and Zero cents (\$269,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, David Gilbert and wife Rosemary Gilbert, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John W. Armstrong (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, according to the survey of Bentley Addition to Shelby Shores, Sector II, as recorded in Map Book 13, Page 16, in the Probate Office of Shelby County, Alabama.

SUBJECT TO TAXES FOR AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$215,920.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this.

(SEAL)	David Gilbert	(SEAL)
(SEAL)	Rosemary Gilbert	(SEAL)
(SEAL)		(SEAL)
		(SEAL)

STATE OF (F)

COUNTY SLAM

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that David Gilbert and Rosemary Gilbert whose names 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 and official seal this.

Notary Public

Shelby County, AL 10/24/2006 State of Alabama

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Deed Tax: \$54.00

