20061116000561800 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 11/16/2006 01:43:02PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED TWELVE THOUSAND TWO HUNDRED FIFTY & 00/100----- (\$112,200.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, JONATHAN R. BROOKS, AN UNMARRIED MAN, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto AMY FLOWERS, herein referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 58, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR III, PHASE II, AS RECORDED IN MAP BOOK 27, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$112,200.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

JONATHAN R. BROOKS IS ONE AND THE SAME AS JONATHAN REID BROOKS AS APPEARS ON THE POWER OF ATTORNEY.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records. Ad valorem taxes for the year 2006, are a lien, due and payable but not yet delinquent, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her 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, I/we have November, 2006.	ve hereunto set my/our hand and seal this 14th day of
	Soruthan R. Brown
	JONATHAN R. BROOKS BY: Leila Taye Brooks SHEILA FAYE BROOKS, XIF
	SHEILA FAYE BROOKS, XIF
STATE OF ALABAMA	JEFFERSON COUNTY
BROOKS BY AND THROUGH HIS ATTORN	said County and State hereby certify that JONATHAN R. NEY IN FACT, SHEILA FAYE BROOKS, whose name(s) who is/are known to me, acknowledged before me on this

day, that being informed of the contents of the conveyance, he/she/they in his/her capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 14TH day of November, 2006.

My Commission Exp:

Notary Public

THIS INSTRUMENT PREPARED BY: MOSELEY & ASSOCIATES, P.C. 2871 ACTON ROAD, SUITE 101 BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO: AMY FLOWERS 123 CHARLTON LANE CALERA, AL. 35040

MY COMMISSION EXPIRES 6/18/10