

This instrument was prepared by

Anthony D. Snable, Attorney 1629 11th Avenue South Birmingham, Alabama 35205

SEND TAX NOTICE TO:

JUSTIN BLAKE TIDWELL 124 CARRINGTON LANE CALERA, AL 35040

File #2006214

#### WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

# KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$105,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, SHEILA F. MAGNUSSON, A MARRIED WOMAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JUSTIN BLAKE TIDWELL (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

LOT 3, ACCORDING TO THE SURVEY OF CARRINGTON-SECTOR II, AS RECORDED IN MAP BOOK 25, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

## SUBJECT TO:

- 1. Advalorem property taxes for the current tax year, 2006.
- 2. Easements, restrictions, covenants and reservations of record.

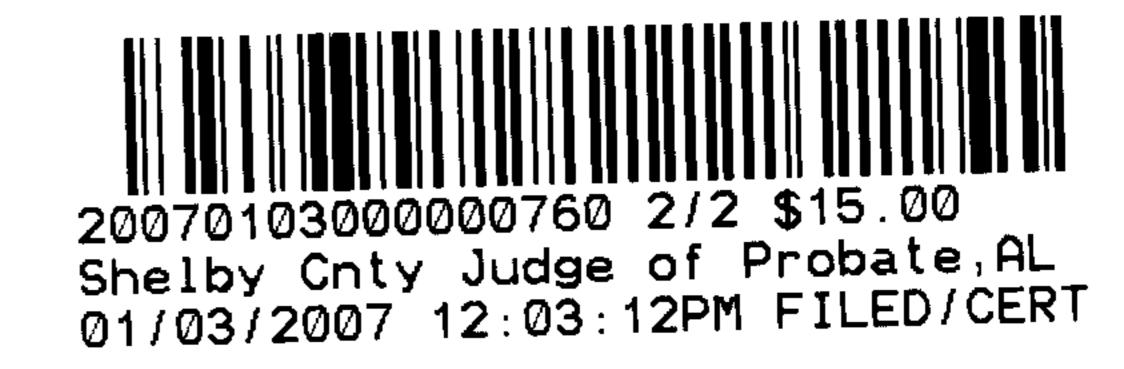
\$105,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR OF SAID GRANTOR'S SPOUSE AS DEFINED BY CODE SECTION 6-10-2.

SHEILA F. MAGNUSSON AND SHEILA F. BARBKNECHT ARE ONE AND THE SAME PERSON.

TO HAVE AND TO 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 30<sup>th</sup> day of November, 2006.

Sheil F. MAGNUSSON (SEAL)

### STATE OF ALABAMA

## JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that SHEILA F. MAGNUSSON, A MARRIED WOMAN whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of November, 2006.

Notary Public

My commission expires: