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

Send Tax Notice To: Suzette Anderson
P.O Box 851
[redacted], AL [redacted] 35051
Columbiana

WARRANTY DEED

20070105000005740 1/1 $12.00
Shelby Cnty Judge of Probate,AL
01/05/2007 08:46:01AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Five Thousand dollars and Zero cents ($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, David Brasher, a MARRIED man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Suzette Anderson (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A lot in the Town of Wilsonville, Alabama described as commencing at the intersection of the North line of the McGowan Ferry Public Road and the East line of the Columbiana and Vincent paved Highway No. 25; and run East along the North right of way line of McGowan Ferry Public Road a distance of 538 feet to the point of beginning of the lot herein described; thence run North 210 feet; thence run East 110 feet; thence run South 210 feet to the McGowan Ferry Road; thence run West along the North margin of McGowan Ferry Road a distance of 110 feet to point of beginning, and being a part of the NW 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama.

SUBJECT TO TAXES FOR 2006 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

$105,000.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

$0.00 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, I have hereunto set my hand(s) and seal(s), this 6th day of November, 2006.

_____	(SEAL)	David Brasher David Brasher	(SEAL)
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that David Brasher whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, 2006.

Notary Public
My Commission Expires: 10/16/08

MICHAEL T. ATCHISON ATTORNEY AT LAW NOTARY PUBLIC ALABAMA STATE AT LARGE