This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

WARRANTY DEED

Send Tax Notice To: Michelle Estes 519 Walker Road Pelham, Al 35124

20070109000011660 1/1 \$ 12.00
Shelby Chty Judge of Probate Al
01/09/2007 09:51:08AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred Twenty-Nine Thousand and 00/100 Dollars (\$129,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Scott William Boone, an unmarried man

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Michelle Estes

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Map and Survey of The Village at Stonehaven, Phase I, a recorded in Map Book 25, page 119, in the Probate Office of Shelby County, Alabama

Subject to: All Easements, Restrictions and Rights of Way of record.

\$96,750.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

\$32,250.00 of the consideration was paid from a mortgage loan closed simultaneously herewith, second and subordinate to the first mortgage.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

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

IN WITNESS WHEREOF, the said GRANTORS have hereunto set his signature and seal, this the 22nd day of December, 2006.

	(Seal)	Scott William Boone	(Seal)	
		(Seal)		(Seal)
STATE OF ALABAMA	}			
COUNTY OF JEFFERSON	}			

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott William Boone, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 2006.



Notary Public - R. Timothy Estes

My Commission Expires: 07/11/07_____