



20070207000058080 1/1 \$45.00
Shelby Cnty Judge of Probate, AL
02/07/2007 01:28:27PM FILED/CERT

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
File Number: BRM-070100015S

Send Property Tax Bills To:

147 Stone Haven Dr.
Pelham, AL 35124

~~\$135,200.00~~ of the consideration was paid from the proceeds of a Mortgage loan filed simultaneously herewith.

Warranty Deed

State of Alabama
County of Shelby

Shelby County, AL 02/07/2007
State of Alabama

Deed Tax: \$34.00

KNOW ALL MEN BY THESE PRESENTS that

Andrew P. Thrower and Jan H. Thrower
husband and wife

for and in consideration of the sum of One Hundred Sixty Nine Thousand and 00/100 (\$169,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Karen Chappell Booth

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, her heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 21, according to the Survey of Stonehaven, as recorded in Map Book 21, Page 25, in the Probate Office of Shelby County, Alabama.

The subject property is or is not the homestead of the grantor(s).

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto;

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in fee simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, their heirs and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in fee simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 5 day of February, 2007.

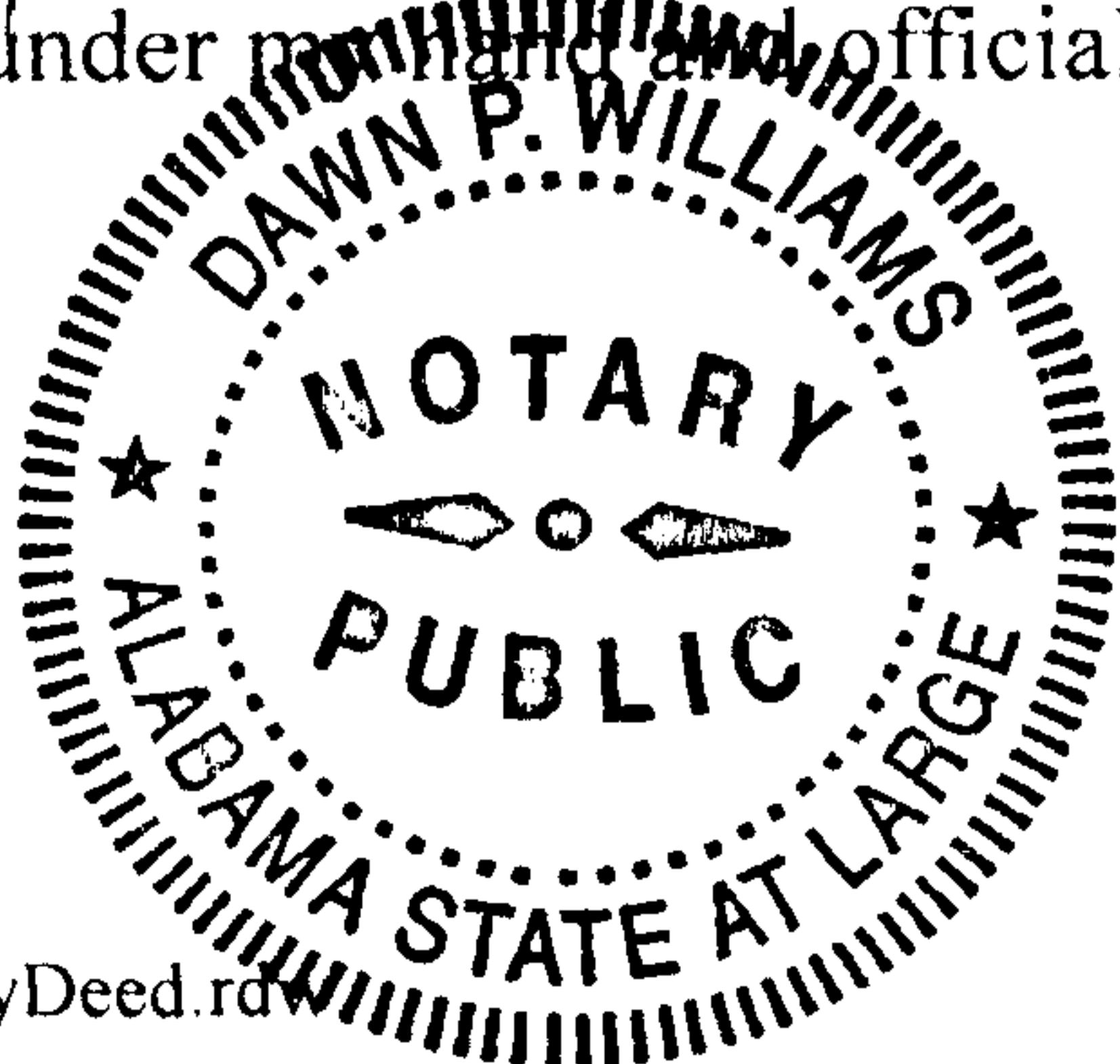
Andrew P. Thrower (Seal)
Andrew P. Thrower

Jan H. Thrower (Seal)
Jan H. Thrower

State of Alabama
County of Shelby

I, the undersigned authority, Notary Public for said County do hereby certify that Andrew P. Thrower and Jan H. Thrower, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my official seal this 5th day of February, 2007.



Dawn P. Williams
Notary Public
My Commission Expires: 7-17-07
[Seal]