



20070207000058790 1/2 \$197.00
Shelby Cnty Judge of Probate, AL
02/07/2007 03:32:43PM FILED/CERT

Send tax notice to:
Gus T. & Marilyn Cook
5016 English Turn
Birmingham, AL 35242

NTC 0700028
This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Three Thousand and 00/100 Dollars (\$293,000.00) in hand paid to the undersigned, **Martin K. Berks and Amy Berks, husband and wife** (hereinafter referred to as "Grantor") by **Gus T. Cook and Marilyn S. Cook** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 74, according to the Survey of the Final Record Plat of Greystone Farms, English Turn Sector, Phase 2, as recorded in Map Book 21, Page 46 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$110,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

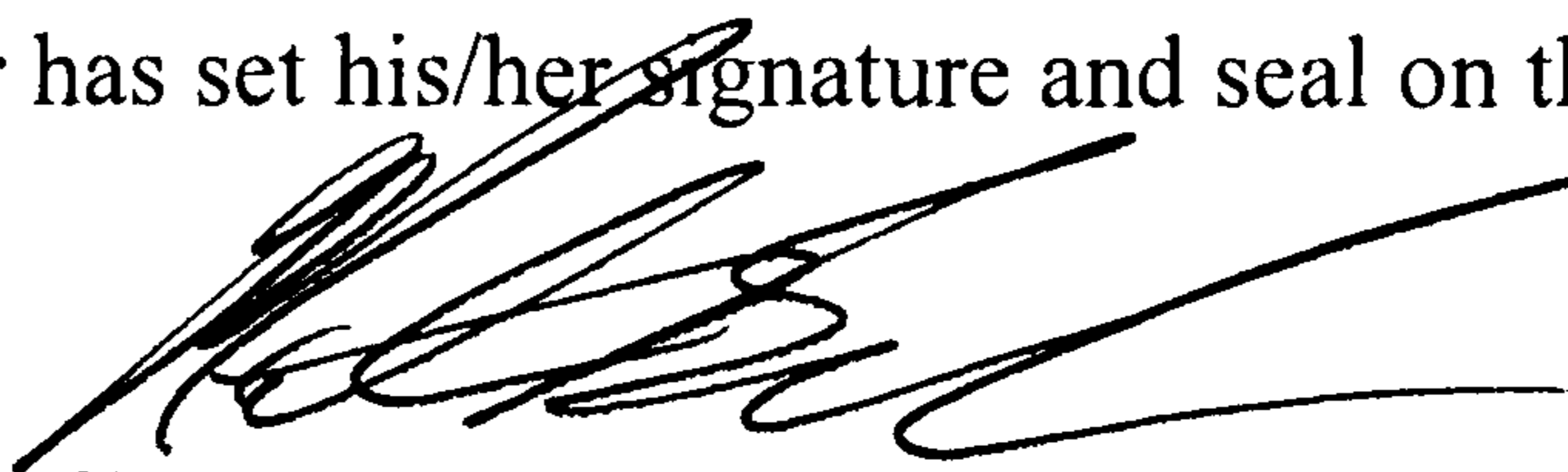
TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

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

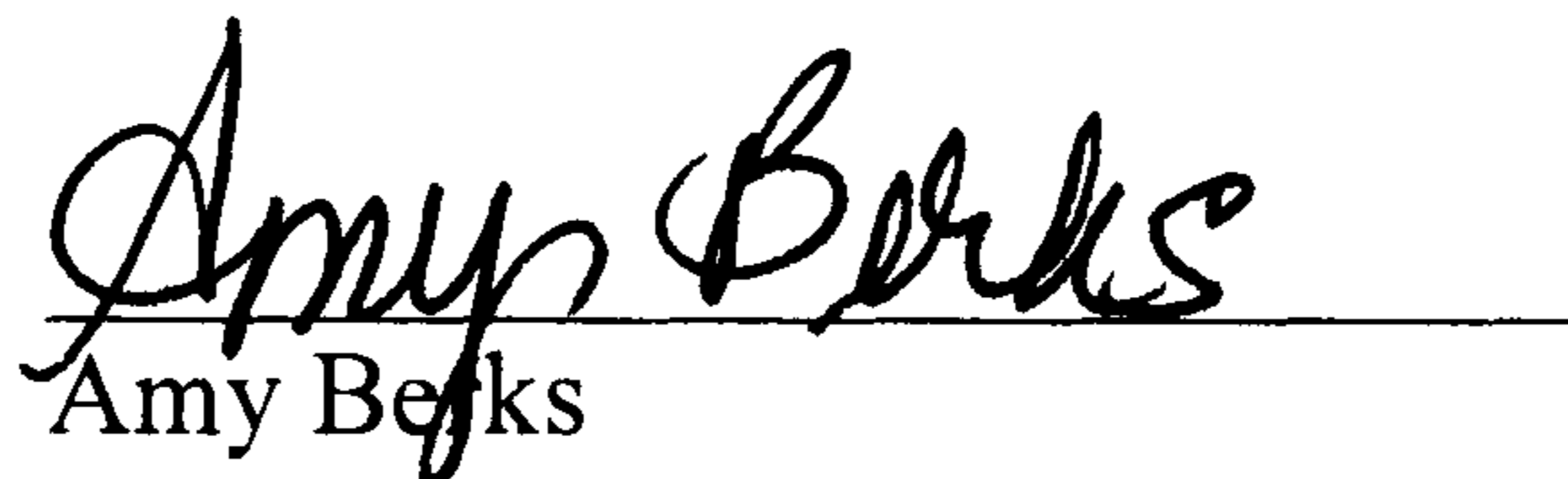
Deed Tax: \$183.00

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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 2nd day of February, 2007.



Martin K. Berks



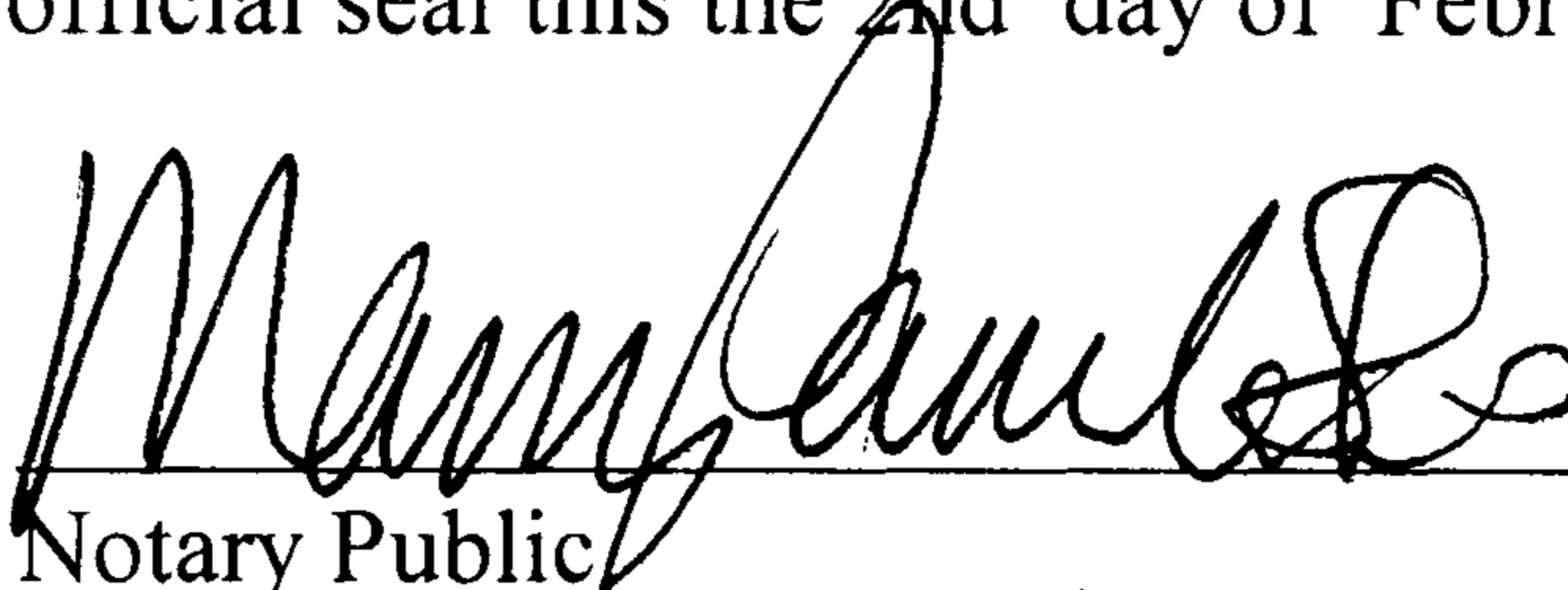
Amy Berks

STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and official seal this the 2nd day of February, 2007.

(Notary Seal)



Notary Public

Print Name:

Commission Expires:

8/28/10

