

This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
P.O. Box 190224
Birmingham, AL 35219

SEND TAX NOTICE TO:
David Ferrell

7812 Wellwood Circle
Helena, Alabama 35080-3354



20070216000071880 1/1 \$42.00
Shelby Cnty Judge of Probate, AL
02/16/2007 08:36:17AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Fifty Five Thousand dollars and Zero cents (\$155,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Vicki Graham, a single woman**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **David Ferrell** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

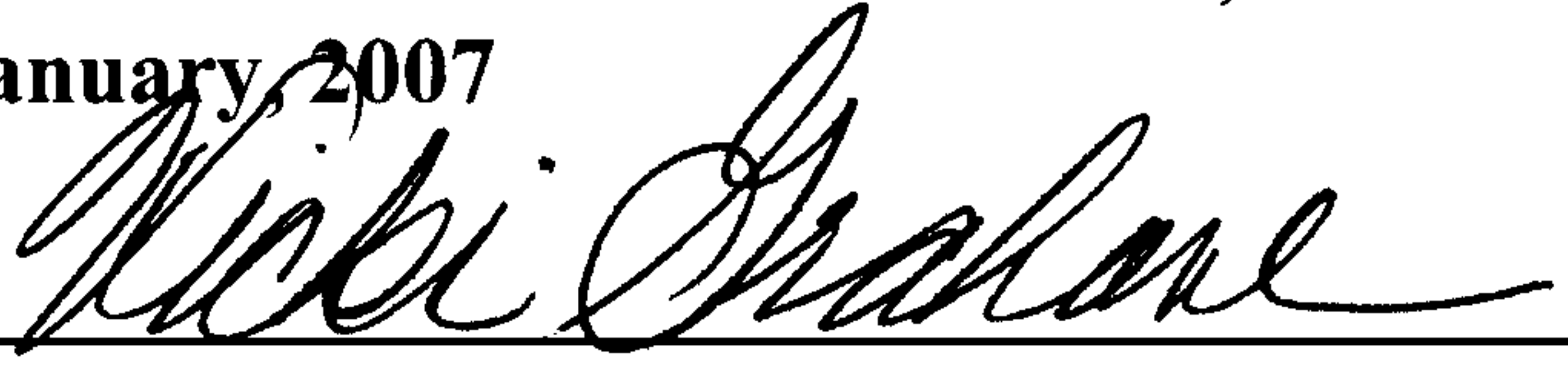
Lot 106, according to the Survey of Wyndham, Wellington Sector, Phase II, as recorded in Map Book 23, Page 64, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$124,160.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

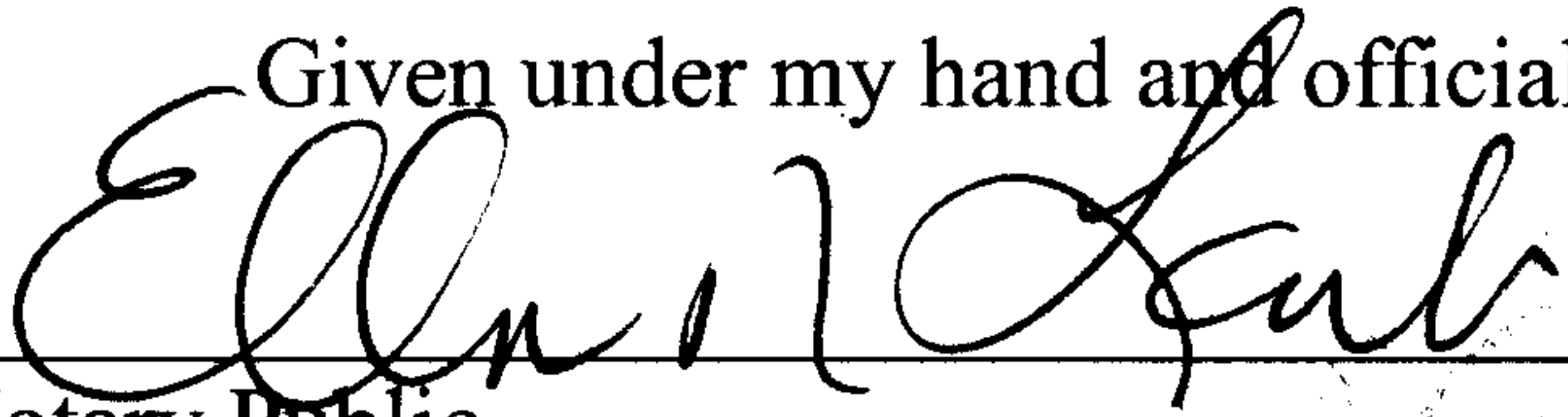
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **30th day of January, 2007**



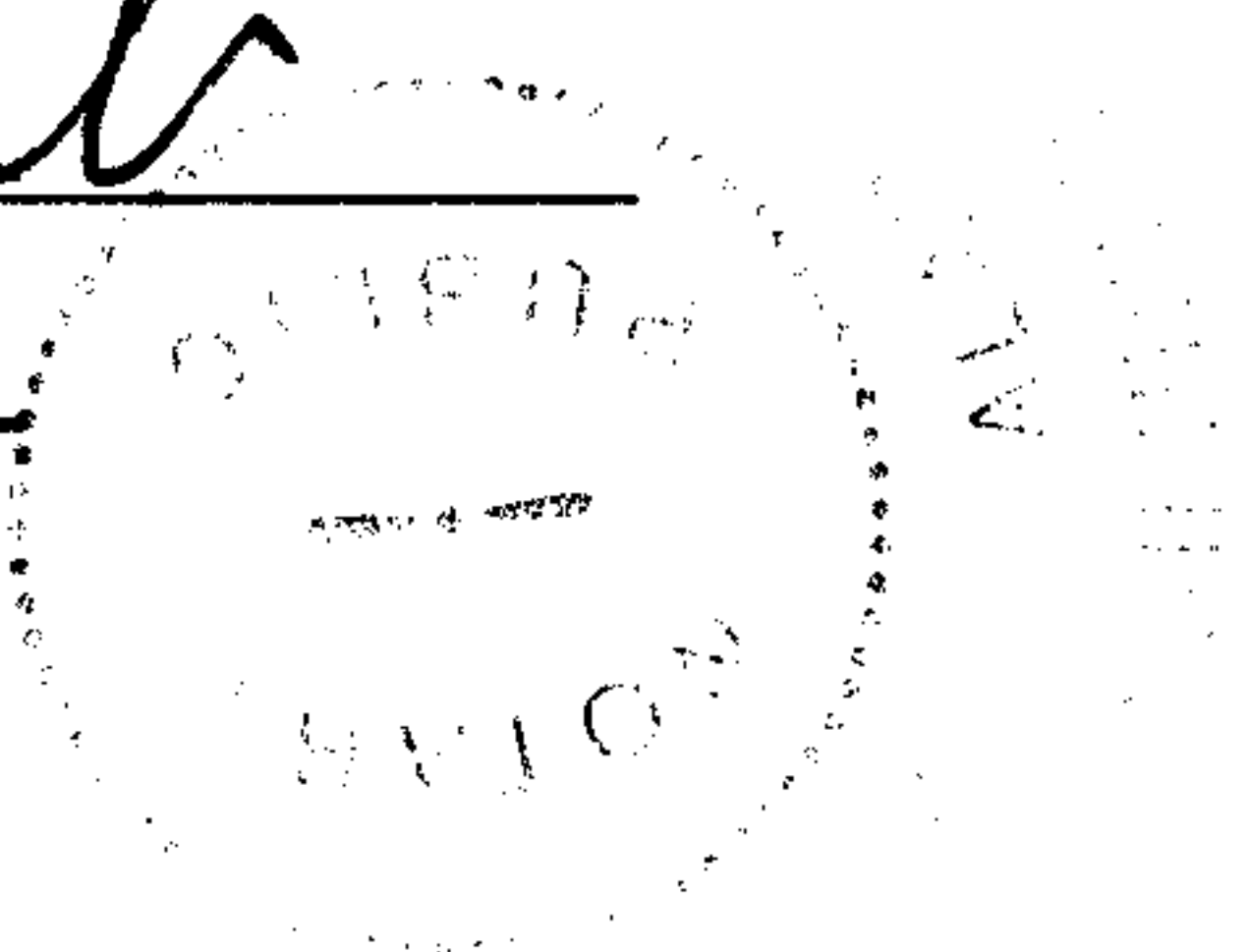
Vicki Graham

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Vicki Graham** 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 on **30th day of January, 2007**.


Notary Public
Commission Expires: **1/27/05**



Shelby County, AL 02/16/2007
State of Alabama
Deed Tax: \$31.00

