20070220000076460 1/1 \$11.50 Shelby Cnty Judge of Probate, AL 02/20/2007 08:14:19AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

Shelby County, AL 02/20/2007 State of Alabama

STATUTORY WARRANTY DEED

Deed Tax:\$.50

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED NINETY NINE THOUSAND AND NINE HUNDRED AND NO/100 DOLLARS (\$299,900.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, SERVIS FIRST BANK, a corporation (GRANTOR) does grant, bargain, sell and convey unto BRIAN JOSEPH BOUGHTON and LORENA RAMOS BOUGHTON (GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 84, ACCORDING TO THE SURVEY OF FINAL PLAT OAKLYN HILLS, PHASE 3, AS RECORDED IN MAP BOOK 34, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. Subject to:

Ad valorem taxes due October 1, 2007 and thereafter.

Minerals and mining rights not owned by Grantor.

Building Line, Restrictions, and Easements as shown on record map.

Right of way to Shelby County in Deed Book 229, Page 492 and Deed Book 39, page 469.

Transmission Line Permit to Alabama Power Company in Deed Book 165, Page 105. Right of Way to Alabama Power Company in INST# 2002-463610.

ALL RIGHTS OF REDEMPTION IN FAVOR OF ANY AND ALL PARTIES ENTITLED TO REDEEM SUBJECT PROPERTY FROM THAT CERTAIN MORTGAGE FORECLOSURE SALE EVIDENCED BY FORECLOSURE DEED RECORDED IN INST# 20061228000633920, UNDER AND IN ACCORDANCE THE LAWS OF THE STATE OF ALABAMA AND/OR THE UNITED STATES OF AMERICA. SAID RIGHTS TO EXPIRE 10/02/2007, ONE YEAR FROM THE DATE OF FORECLOSURE.

All of the consideration was paid from the proceeds of two mortgage loans.

GRANTOR HAS PAID ALL EXPENSES INCURRED IN COMPLETION OF CONSTRUCTION OF IMPROVEMENTS ON THE PROPERTY; HAS CONVEYED NO INTEREST, NOR RIGHTS IN AND TO THE PROPERTY TO ANY THIRD PARTY, NOR PERMITTED ANY USE OF ANY PORTION OF THE PROPERTY FOR THE BENEFIT OF ANY THIRD PARTY; HAS RECEIVED NO NOTICE OF ANY PENDING IMPROVEMENTS, NOR ASSESSMENTS FROM ANY GOVERNMENTAL AUTHORITY.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the day of FEBRUARY, 2007.

SERVIS FIRST BANK,

-Corporation

RYAN RAMAGE

TTS\_VICE-PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that RYAN RAMAGE, ITS VICE-PRESIDENT whose name as Vice President of SERVIS FIRST BANK a corporation 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this As /6f/ February

Notary Public Commission Expires: 11/09/10

PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205-879-3400

SEND TAX NOTICE TO:
BRIAN JOSEPH BOUGHTON
LORENA RAMOS BOUGHTON
104 ROLLING ROCK TRAIL
CHELSEA, AL 3504

#14-1-11-1-005-018