

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

Deed Tax:\$118.00

SEND TAX NOTICE TO:

Troyce Brunson 9 Eddings Lane Alabaster, AL 35007

This instrument was prepared by:

Charles E. Davis, Jr., Attorney 400 Vestavia Office Park, Suite 101 Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA)	
SHELBY COUNTY)	KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE HUNDRED EIGHTEEN THOUSAND and No/100's (\$118,000.00) DOLLARS** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **Nikki Barber and husband, Christopher R. Barber** (hereinafter grantors), do grant, bargain, sell and convey unto **Troyce Brunson**, (hereinafter GRANTEE), all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY**, **ALABAMA:**

Lot 9, according to the Survey of Monte Tierra 1st Addition, as recorded in Map Book 6, page 93, in the Probate Office of Shelby County, Alabama.

Nikki Barber & Nikki Gardiner is one and the same person.

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.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of September, 2006.

Nikki Barber

Christopher R. Barber

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nikki Barber & Christopher R. Barber whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of September, 2006.

Notary Public

Commission Expires: