

This Instrument was prepared by:
Law Office of P.K. Smartt
3145 Green Valley Road, Birmingham, AL 35243
205.977-2888

Please send tax notice to:

Nikki Creel
234 Ironwood Circle
Alabaster, AL 35007



20070302000094840 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
03/02/2007 11:01:57AM FILED/CERT

WARRANTY DEED

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

That in consideration of one hundred twenty eight thousand five hundred and no/100 dollars, (\$128,500.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,
Torry A. Tucker and Valerie C. Tucker, husband and wife
(herein referred to as grantor) does hereby grant, bargain, sell and convey unto

Nikki Creel (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

**Lot 57, according to the Map of Ironwood, as recorded in Map Book 32,
Page 88, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, if any, of record.

All of the consideration herein was derived from mortgages with Hometown Mortgage Services, Inc. closed simultaneously herewith.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said
GRANTEE, his/her heirs and assigns, that I/we are lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will
and my/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, I/we have hereunto set my/our hands and seals this the 28th day of February, 2007.

Torry A. Tucker

Valerie C. Tucker

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, Jennifer N. Chole Pitelka, a Notary Public in and for said County, in said State, hereby certify that Torry A. Tucker and Valerie C. Tucker whose name(s) is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2007.

Stephen Michael Plogue
Notary Public

My Commission Expires: 4/31/04