

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:  
Amanda Faust  
6 Chase Plantation Pkwy  
Birmingham, Alabama 35244



20070302000096080 1/1 \$53.00  
Shelby Cnty Judge of Probate, AL  
03/02/2007 02:50:45PM FILED/CERT

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

Shelby COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **One Hundred Sixty Eight Thousand dollars and Zero cents (\$168,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **William B. Fravert and wife Warren A. Fravert**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Amanda Faust** (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 6-A, according to a Resurvey of Lots 1,2,3,4,5 & 6 Amended Map of Chase Plantation, recorded in Map Book 8, Page 174, 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.

\$126,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage, and a second mortgage in the amount of \$42,000.00.

**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 **22nd day of February, 2007**

William B. Fravert  
William B. Fravert

Warren A. Fravert  
Warren A. Fravert

Shelby County, AL 03/02/2007  
State of Alabama

Deed Tax: \$42.00

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William B. Fravert and Warren A. Fravert** 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 **22nd day of February, 2007**.

Julie Baze, Notary  
Notary Public  
Commission Expires: 7-29-07