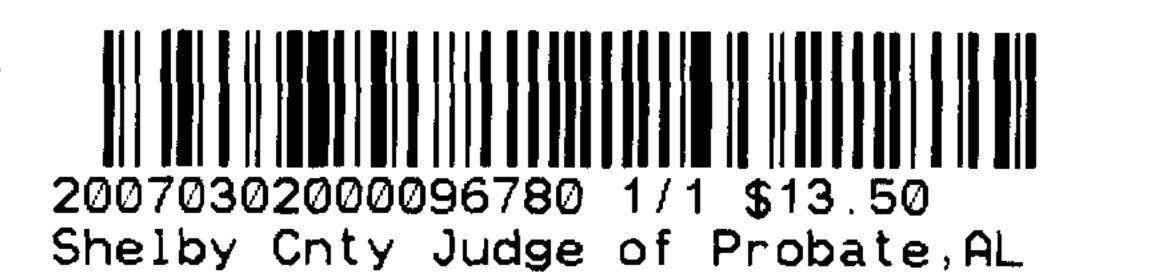
This instrument prepared by: Jeffrey B. Garlington Attorney at Law 2477 Valleydale Road Birmingham, Alabama 35244



03/02/2007 04:18:56PM FILED/CERT

Send Tax Notice To: Wesley S. Brakefield 2606 Tahiti Terrace Alabaster, Alabama 35007

## WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

Know All Men by These Presents: That in consideration of **ONE HUNDRED FORTY SEVEN THOUSAND AND NO CENTS 00/100 (\$147,000.00) DOLLARS**, to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I/we, **Jennifer R. Ward**, a single woman (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **Wesley S. Brakefield**, a single man, (herein referred to as GRANTEE whether one or more), as tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, Block 5, according to the Survey of Southwind Fourth Sector, as recorded in Map Book 7, Page 97, in the Probate Office of Shelby County, Alabama

## Subject to:

1) Taxes for the year 2007 and subsequent years.

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

JEFFREY BRYAN GARLINGTON

NOTARY PUBLIC

ALABAMA STATE AT LARGE

MY COMMISSION EXPIRES DEC 19, 2010

Deed Tax: \$2.50

- 2) Mineral and mining rights excepted
- 3) Restrictions and Covenants as recorded in Deed Book 27, Page 978; and Deed Book 28, Page 646 as recorded in the Office of Probate Shelby County, Alabama.
- 4) Right-of-way granted to Alabama Power Company recorded in Deed Book 24, Page 439; and Deed Book 17 page 394 as recorded in the Office of Probate Shelby County Alabama.

\$147,000.00 of the above consideration was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

## TO HAVE AND TO HOLD Unto the said GRANTEE, and his 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, or their heirs and assigns, that I am (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 or their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **Jennifer R. Ward** has hereunto set his, her or their signature(s) and seal(s), this the <u>23</u> day of <u>February</u>, **2007**.

Signature(s) and sear(s), this the <u>over</u> day or	J Colonia d	_,,,	
	_(Seal)	Jennifer R. Ward	(Seal)
	_(Seal)		(Seal)
	_(Seal)		(Seal)
STATE OF ALABAMA}			
COUNTY OF SHELBY}			
I, the undersigned, a Notary Public in and for saname(s) is/are signed to the foregoing conveyaday, that, being informed of the contents of the same bears date.	ance, and who	is/are known to me, acknowledged before me	on this
Given under my hand and official seal th	nis <u>J</u> day of	February, 2007.	
		IMA DA	
		Notary Public	
		My Commission Expires:	