

20070309000107520 1/1 \$38.50  
 Shelby Cnty Judge of Probate, AL  
 03/09/2007 11:43:13AM FILED/CERT

This instrument was prepared by:  
 Clayton T. Sweeney, Attorney  
 2700 Highway 280 East, Suite 160  
 Birmingham, AL 35223

Send Tax Notice To.  
 Nancy Collins  
 2228 Hearthwood Circle  
 Birmingham, Alabama 35242

STATE OF ALABAMA )  
 :  
 COUNTY OF SHELBY ) **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Two Hundred Seventy-Five Thousand and 00/100 -----Dollars (\$275,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Edward S. Stroz and wife, Chriscilla Dee Timbrell**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Nancy Collins**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 11, according to the Survey of Hearthwood, as recorded in Map Book 16, Page 27, in the Probate Office of Shelby County, Alabama.**

Subject To:  
 Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 2007. Existing covenants and restrictions, easements, building lines and limitations of record.

\$247,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **28th** day of **February, 2007**.

*Edward S Stroz*  
 Edward S. Stroz

Shelby County, AL 03/09/2007  
 State of Alabama  
 Deed Tax: \$27.50

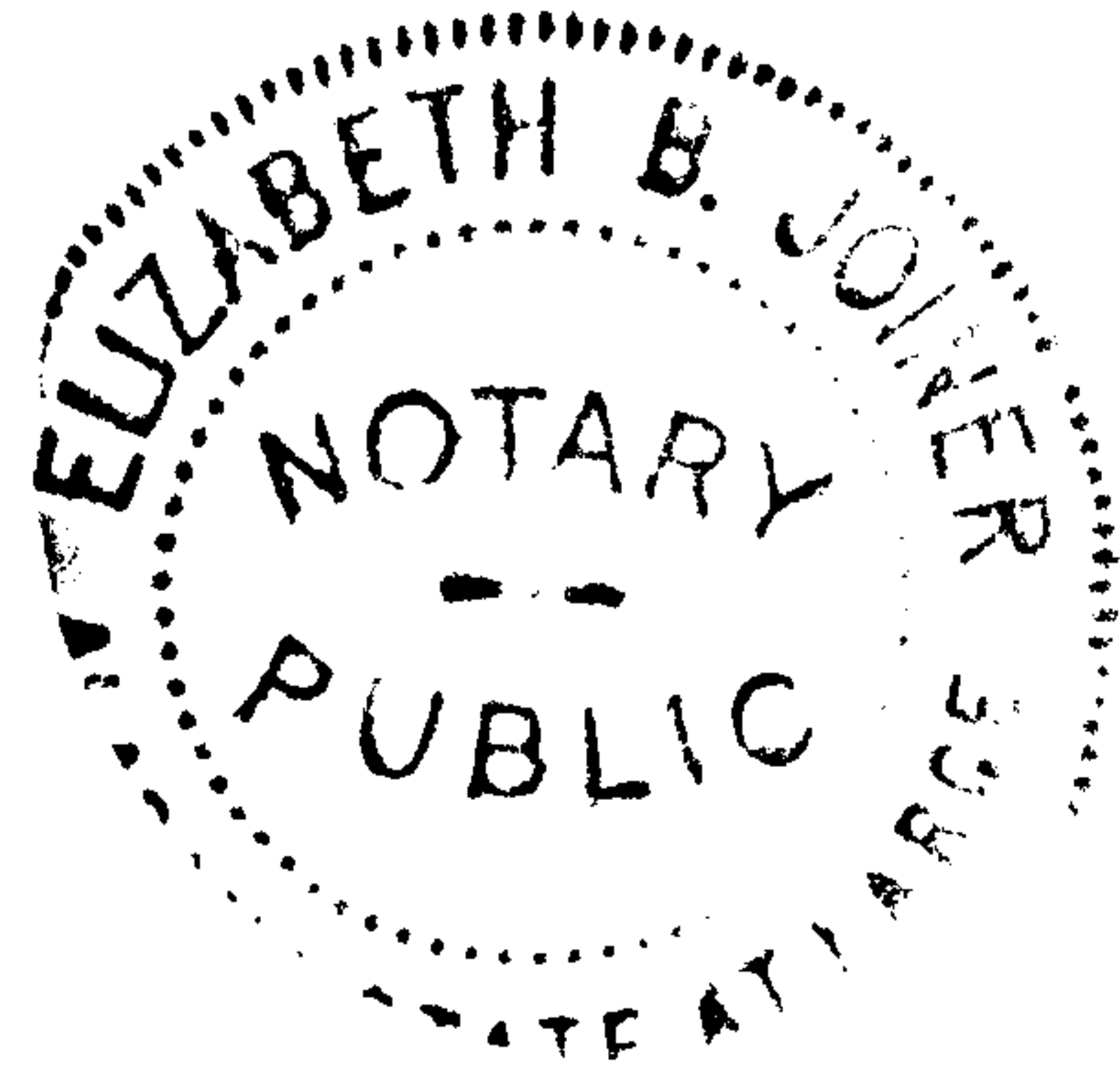
*Chriscilla Dee Timbrell*  
 Chriscilla Dee Timbrell

STATE OF ALABAMA )  
 :  
 COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Edward S. Stroz and wife, Chriscilla Dee Timbrell, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of February, 2007.

*Elizabeth B. Jones*  
 NOTARY PUBLIC  
 My Commission Expires: 9/29/2010



CLAYTON T. SWEENEY, ATTORNEY AT LAW