This instrument was prepared by

Paul Esco, Esq. 547 SOUTH LAWRENCE STREET MONTGOMERY, AL 36104 SEND TAX NOTICE TO:

Mathew R. Bumpers
534 Laucel Woods Tr
Ele lena al 35080

WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY 20070312000110540 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 03/12/2007 01:31:42PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of <u>ONE HUNDRED FIFTY FIVE THOUSAND SIX HUNDRED NO/100'S</u> (\$155,600.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, <u>HEATHER DAWN FOSHEE A/K/A HEATHER FOSHEE DARLING AND ALAN DARLING, WIFE AND HUSBAND</u> (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, <u>MATHEW R. BUMPERS</u> (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in <u>SHELBY County</u>, Alabama to-wit:

LOT 93, ACCORDING TO THE SURVEY OF LAUREL WOODS, PHASE IV, AS RECORDED IN MAP BOOK 18, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$162,531.00 of the consideration herein was derived from two mortgage loans closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is <u>534 Laurel Woods Trail, Helena, Alabama 35080</u> Shelby County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, we, <u>HEATHER DAWN FOSHEE A/K/A HEATHER FOSHEE DARLING AND ALAN DARLING</u>, have hereunto set my (our) hand(s) and seal(s) this <u>6TH</u> day of <u>MARCH</u>, <u>2007</u>.

HEATHER DAWN FOSHEE A/K/A HEATHER FOSHEE DARLING

ALAN DARLING

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that <u>HEATHER</u> <u>DAWN FOSHEE A/K/A HEATHER FOSHEE DARLING AND ALAN DARLING</u> whose name(s) 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, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6TH day of MARCH, 2007.

Notary Public
My commission expires: