

WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Frank K. Bynum, Esquire #17 Office Park Circle Birmingham, Alabama 35223 April Andrews 143 Hidden Creek Cove Pelham, AL 35124

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One hundred twenty nine thousand forty two and no/100 dollars (\$129,042.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Erin Lee Smith Colbaugh and husband, Anthony Colbaugh (herein referred to as Grantors) do grant, bargain, sell and convey unto April Andrews (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 18, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

Erin Lee Smith Colbaugh, Grantor herein, is one and the same person as Erin Lee Smith, Grantee in that certain deed recorded in Inst#2002-19381.

\$127,560.00 of the purchase priced recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 30th day of March, 2007.

Erin Lee Smith Colbaugh

Anthony Colbaugh

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 04/03/2007 State of Alabama

Deed Tax: \$1.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Erin Lee Smith Colbaugh and husband, Anthony Colbaugh, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of March, 2007.

Notary Public: Luke A. Henderson

My Commission Expires: 7/26/08