

Shelby County, AL 04/12/2007
State of Alabama

Deed Tax: \$20.00


20070412000170070 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
04/12/2007 01:07:09PM FILED/CERT

Send tax notice to:

CHRISTOPHER PARKER
201 BRIARWOOD STREET
COLUMBIANA, AL 35051

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2007159

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Twenty Thousand and 00/100 and 00/100 Dollars (\$20,000.00) in hand paid to the undersigned, AMERIFIRST BANK (hereinafter referred to as "Grantor") by CHRISTOPHER PARKER and JAMIE L. PARKER (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 49, ACCORDING OT THE SURVEY OF HIDDEN SPRINGS, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$16,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor, AMERIFIRST BANK by DONALD W. CIOBAN
its E. V. P., who is authorized to execute this conveyance, has hereunto set
its signature and seal on this the 30th day of March, 2007.

By: Donald W. Cioban
AMERIFIRST BANK
ITS EXECUTIVE VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that DONALD W. CIOBAN whose name as E. V. P. of AMERIFIRST
BANK is signed to the foregoing instrument, and who known to me, acknowledged
before me on this day, that, being informed of the contents of the said instrument,
he/she/they executed the same voluntarily for and as the act of said corporation.

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

Vickie R. Stewart

Notary Public

Print Name: VICKIE R. STEWART

Commission Expires: 6-30-2010