

Send tax notice to:
CHARLES CAMPBELL
185 Ewing Street
Montevallo, AL 35115

This instrument prepared by:
Kelly R. Knight, Attorney at Law
Two Perimeter Park South
Suite 315 East
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED TWENTY-EIGHT THOUSAND NINE HUNDRED & NO/100 DOLLARS (\$128,900.00)** in hand paid to the undersigned, **GARY W. GARNER, a married individual, STEVEN GARNER, a married individual, and JOANNA C. GARNER, a married individual**, (hereinafter referred to as "Grantors") by **CHARLES CAMPBELL** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in SHELBY County, Alabama, to wit:

Lots 8, 9 and 10, Block A, according to the Survey of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Probate Office of SHELBY County, ALABAMA

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2007 and subsequent years.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$128,900.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

****SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS AND/OR SPOUSES****


TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.


The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and

administrators shall warrant and defend the same to said Grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, **GARY W. GARNER, a married individual, STEVEN GARNER, a married individual, and JOANNA C. GARNER, a married individual,** hereunto set their signatures and seals on this the 23rd day of April, 2007.


GARY W. GARNER

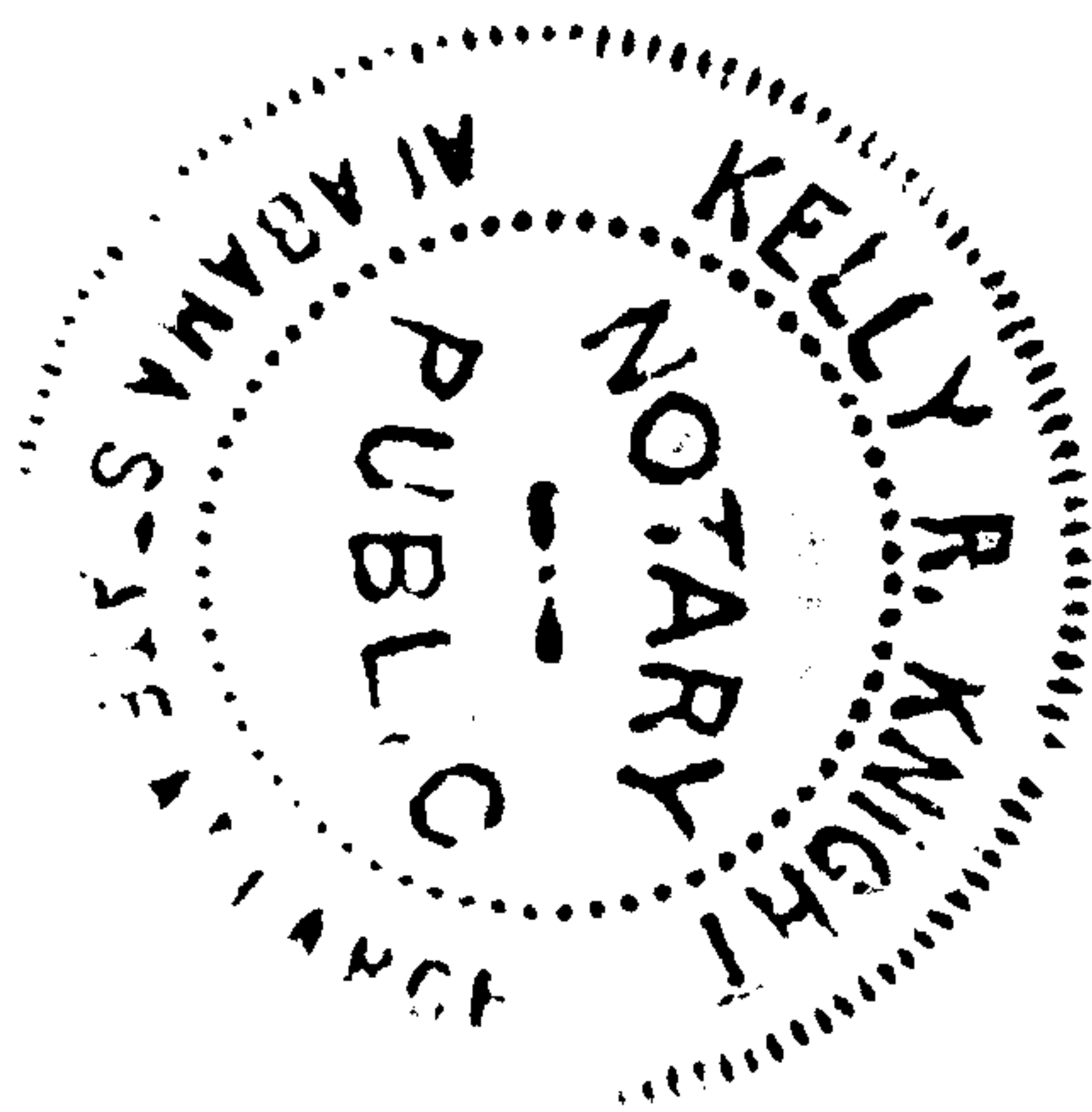

STEVEN GARNER

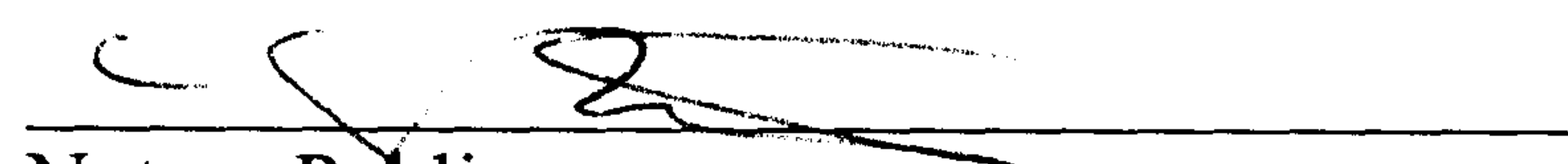

JOANNA C. GARNER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **GARY W. GARNER, a married individual, STEVEN GARNER, a married individual, and JOANNA C. GARNER, a married individual,** 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of April, 2007.




Notary Public
Print Name: Kelly R Knight
Commission Expires: 6-22-08