

SEND TAX NOTICES TO:

**Sabrina R. Houser
135 Park Lake Trace
Helena, Alabama 35080**

20070503000204370 1/1 \$153.00
Shelby Cnty Judge of Probate, AL
05/03/2007 09:15:56AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Seventy Thousand and no/100 Dollars (\$270,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Chadwick S. Godwin and wife, Carissa R. Godwin**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **Sabrina R. Houser** (herein referred to as "Grantee") , their interest in the following described real estate situated in Shelby County, to wit:

Lot 431, according to the Final Plat Riverwoods Fourth Sector Phase 1, as recorded in Map Book 30, Page 81, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2007 and subsequent years not yet due and payable.

\$128,000.00 of the purchase price was paid from the proceeds of 1 mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantee, his/her/their heirs, executors, successors and assigns forever.

AND THE GRANTOR does for their heirs, executors, successors and assigns, covenant with said Grantee, his/her/their heirs, executors, successors and assigns, that Grantor are lawfully seized in fee simple of the premises, that it is free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, his/her/their heirs, executors, successors and assigns forever, against the lawful claims of all persons claiming by or under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 26th day of April, 2007.


(GRANTOR) **Chadwick S. Godwin**

(GRANTOR) **Carissa R. Godwin**

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby state that Chadwick S. Godwin and Carissa R. Godwin, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of April, 2007.


NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/10/09

Shelby County, AL 05/03/2007
State of Alabama

Deed Tax: \$142.00

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
Anne R. Strickland, L.L.C.
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244

