

This instrument was prepared by:
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First Security Title, Inc.
5120 Selkirk Dr Suite 120
Birmingham, AL 35242

Send Tax Notice To: Brian K. Cleaver
913 Independence Drive
Alabaster, AL35007

File No. 7-215

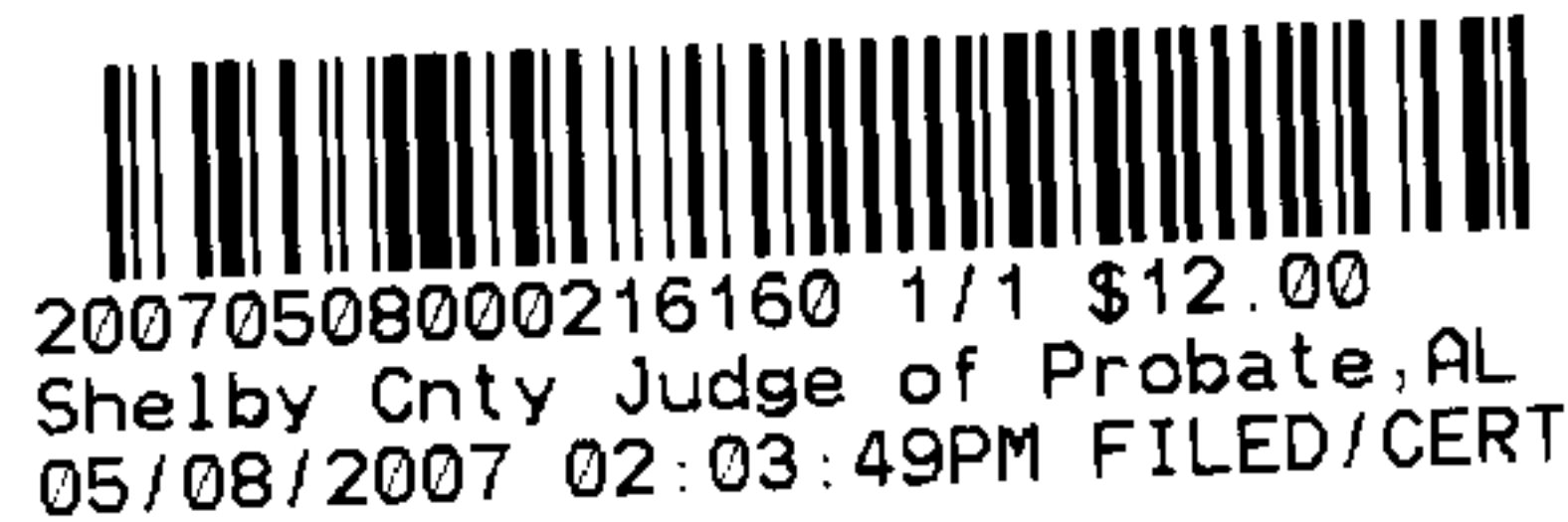
WARRANTY DEED-

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY



That in consideration of **Ninety Five Thousand Dollars and Zero Cents (U.S. \$95,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Donna F. Williams, a married woman and Clint Jason Garrard, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Brian Cleaver** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, according to the survey of Valley Forge as recorded in Map Book 6, page 60, in the Probate Office of Shelby County, Alabama.

This instrument is subject to the following:

Ad Valorem taxes for the year 2006 and all following years, covenants, easements, reservations, right-of-ways, and restrictions at record.

\$95,000.00 of the consideration herein was derived from a Purchase Money Mortgage closed simultaneously herewith.

This property does not constitute the homestead of the grantors or their spouses.

Donna F. Williams previously known as Donna F. Garrard.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16 day of April, 2007.

(SEAL)

Donna F. Williams (SEAL)
Donna F. Williams

(SEAL)

Clint Jason Garrard (SEAL)
Clint Jason Garrard

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Donna F. Williams, a married woman and Clint Jason Garrard, a married man** whose name(s) 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 hands and official seal this 16 day of April, 2007.

, Notary Public

Exp 2/21/11