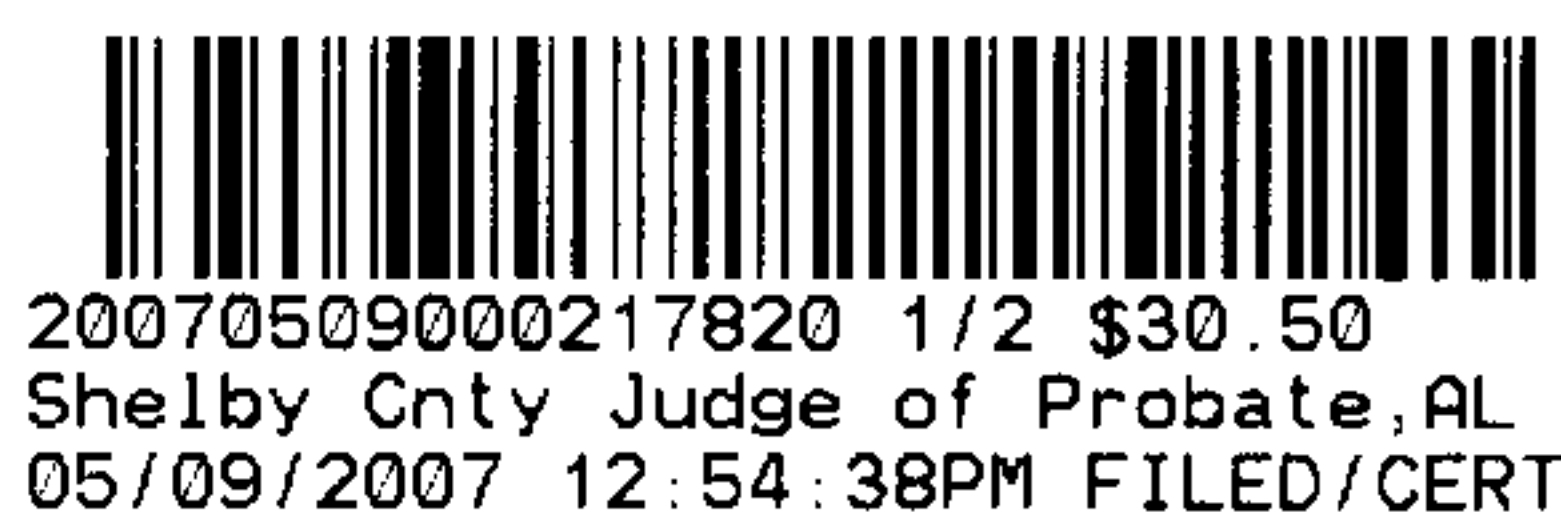


This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Ben W. McCrory
330 Parkway Circle East
Montevallo, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Ten Thousand Two Hundred Fifty and 00/100 Dollars (\$110,250.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Linda B. Lawley and Bonnie B. Phillips, married persons**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Ben W. McCrory, a married person**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 16, Block 3, according to Arden Subdivision, of the town of Montevallo, Alabama, recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

Note: This property does not constitute homestead property for the Grantors.

Note: Purchase Money First Mortgage Executed by Grantee(s), on Even Date Herewith, in Favor of Regions Bank D/b/a Regions Mortgage, in the Sum of \$93,712.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 30th day of April, 2007.

GRANTOR

Linda B. Lawley (L.S.)
Linda B. Lawley

Linda B. Lawley as
LPOA for
Bonnie B. Phillips (L.S.)
Bonnie B. Phillips
By: Linda B. Lawley as Limited Power of Attorney for Bonnie B. Phillips as recorded in Instrument # 20070509217810 in the Office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALABAMA

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ACKNOWLEDGMENT

SHELBY COUNTY

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Linda B. Lawley, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of April, 2007.

NOTARY PUBLIC

My Commission Expires: 5/13/08

STATE OF ALABAMA

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ACKNOWLEDGMENT

SHELBY COUNTY

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that Linda B. Lawley as Limited Power of Attorney for Bonnie B. Phillips is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, in her capacity as such Power of Attorney executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of April, 2007.

NOTARY PUBLIC

My Commission Expires: 5/13/08

Shelby County, AL 05/09/2007
State of Alabama

Deed Tax: \$16.50