

Send tax notice to:

WENDELL L. ELROD
3204 BROOKHIGHLAND TRACE
BIRMINGHAM, AL 35242

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

2007228

Shelby County, AL 06/06/2007
State of Alabama

Deed Tax: \$73.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Sixty-Four Thousand and 00/100 and 00/100 Dollars (\$364,000.00) in hand paid to the undersigned, THOMAS H. TYNES and KAREN B. TYNES, husband and wife (hereinafter referred to as "Grantor") by WENDELL L. ELROD and VANESSA H. ELROD, husband and wife (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 27, ACCORDING TO THE SURVEY OF BROOK HIGHLAND 1ST SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 62, 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.

\$291,200.00 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 31st day of May, 2007.

Thomas H. Tynes
THOMAS H. TYNES

Karen B. Tynes
KAREN B. TYNES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that THOMAS H. TYNES and KAREN B. TYNES, whose name(s) is/are signed
to the foregoing instrument, and who is/are 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 on the day the same bears date.

Given under my hand and official seal this the 31st day of May, 2007.

Charles D. Stewart Jr.
Notary Public

Print Name:

Commission Expires:

4-13-08

