

File No.: 07016

20070703000313890 1/1 \$20.00
Shelby Cnty Judge of Probate, AL
07/03/2007 02:18:51PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA) **SEND TAX NOTICE TO:** **THIS INSTRUMENT PREPARED BY:** W.
COUNTY OF SHELBY) Michael Garrison and Joanie Garrison Eric Pitts, W. Eric Pitts, L.L.C. 1240 1st
123 Southern Hills Pkwy Street North, Suite 209, Alabaster, AL 35007.
Calera, AL 35040 No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Einar B. Gudmundsson and Amanda J. Gudmundsson, husband and wife, (hereinafter "GRANTORS"), for and in consideration of the sum of **\$171,000.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Michael Garrison and Joanie Garrison (hereinafter "GRANTEES"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 7, according to the Survey of Southern Hills Sector 4, as recorded in Map Book 15,
Page 72, in the Probate Office of Shelby County, Alabama.

\$162,450.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on June 28, 2007.


Einar B. Gudmundsson


Amanda J. Gudmundsson

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 07/03/2007
State of Alabama

Deed Tax: \$9.00

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Einar B. Gudmundsson and Amanda J. Gudmundsson 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 the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on June 28, 2007.


NOTARY PUBLIC

