

Send tax notice to:  
Carolyn D. Brasher  
512 Sugaberry Drive  
Alabaster, AL 35114

NTCO700336  
This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY



20070706000318300 1/2 \$64.00  
Shelby Cnty Judge of Probate, AL  
07/06/2007 09:36:38AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Three Thousand and 00/100 Dollars (\$233,000.00) in hand paid to the undersigned, Robert Joseph Ward Jr. and Lauren Sophia Ward, husband and wife (hereinafter referred to as "Grantor") by Carolyn D. Brasher (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 311, according to the Survey of Lake Forest, Third Sector, as recorded in Map Book 26, Page 143, 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.

\$183,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

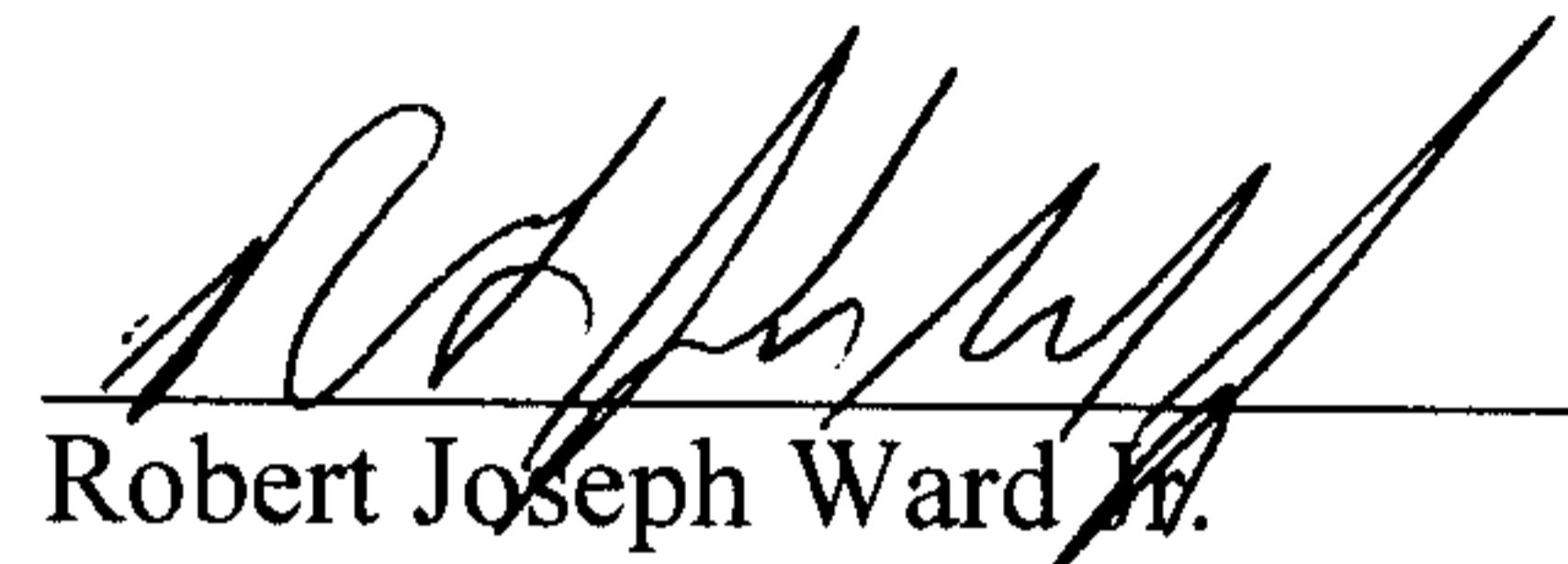
TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

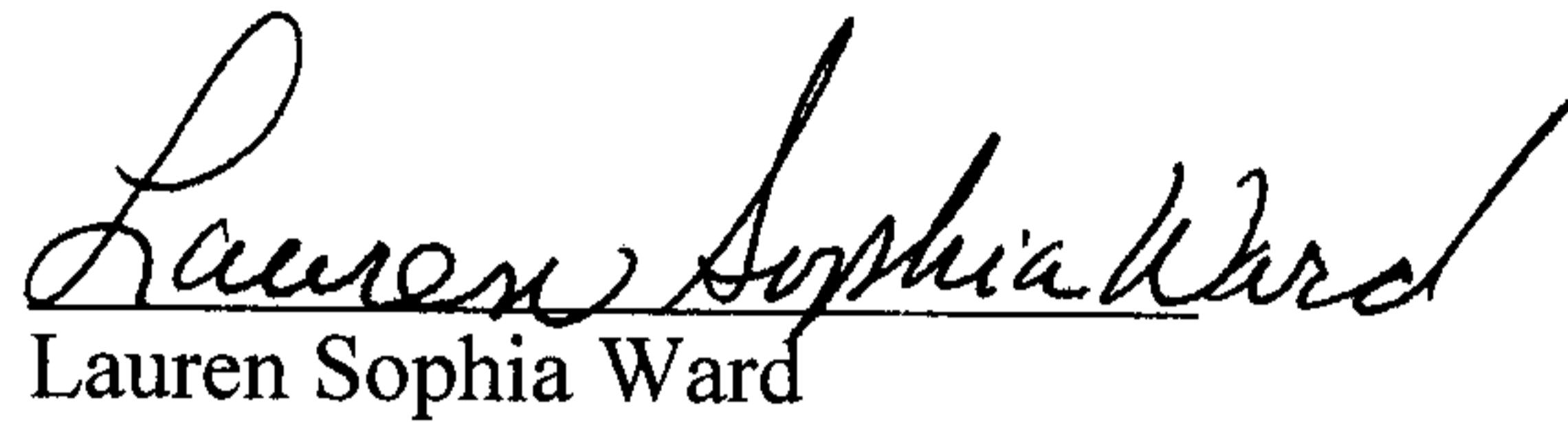
Shelby County, AL 07/06/2007  
State of Alabama

Deed Tax: \$50.00

20070706000318300 2/2 \$64.00  
Shelby Cnty Judge of Probate, AL  
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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 28th day of June, 2007.

  
Robert Joseph Ward Jr.

  
Lauren Sophia Ward

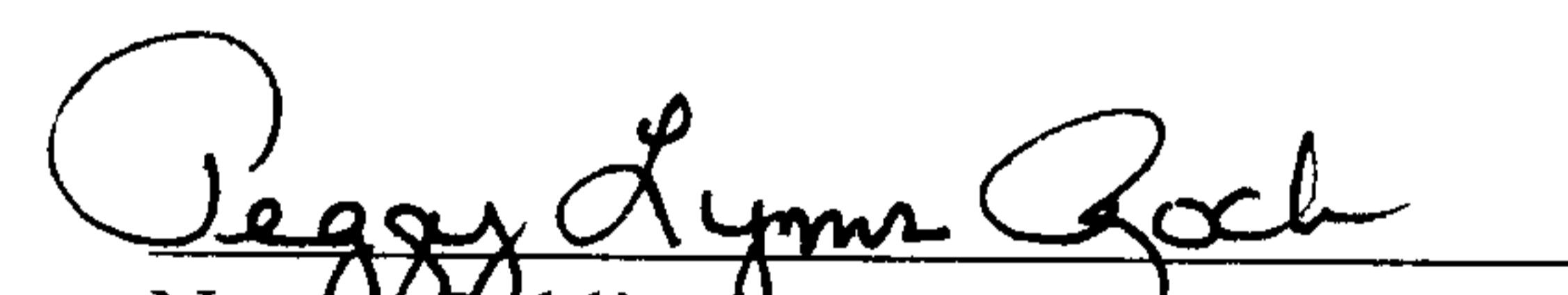
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Joseph Ward Jr. and Lauren Sophia Ward, husband and wife, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2007.

(Notary Seal)



  
Peggy Lynn Rock  
Notary Public  
Print Name: Peggy Lynn Rock  
Commission Expires: 9-9-07