

Send Tax Notice:
Steven D. Yates
1036 Taylorwood Circle
Tuscaloosa, Alabama 35405

This instrument prepared by:
Joseph C. Kreps
Kreps Law Firm, LLC
✓ 502 Montgomery Highway
Suite 202
Birmingham, AL 35216

File No.: 07-1764

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Thirty-Five Thousand and 00/100 (\$135,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **Paul J. Harvell and Sylvia J. Harvell, Husband and Wife, Individuals and Paul J. Harvell and Sylvia J. Harvell, Trustees for the Paul J. Harvell and Sylvia J. Harvell Revocable Living Trust dated September 11, 2003**, (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **Steven D. Yates**, (hereinafter referred to as Grantee), in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 13, according to the Survey of Phase One, Hidden Creek III, as recorded in Map Book 26, Page 13 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat
4. Mineral and Mining rights not owned by the Grantor.
5. Matters which would be revealed by a survey of the property conveyed.

(\$108,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantee, and with his/her heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his/her heirs and assigns, forever against the lawful claims of all persons.

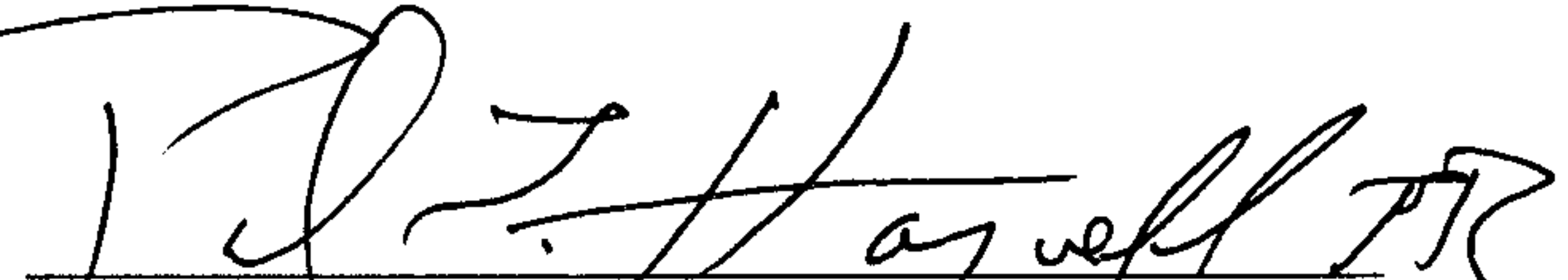

Shelby County, AL 07/18/2007
State of Alabama

Deed Tax: \$27.00

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 29th day of June, 2007.


Paul J. Harvell, Individual


Sylvia J. Harvell, Individual


Paul J. Harvell, Trustee for the Paul J. Harvell and Sylvia J. Harvell Revocable Living Trust
Dated September 11, 2003

Sylvia J. Harvell, Trustee for the Paul J. Harvell and Sylvia J. Harvell Revocable Living Trust
Dated September 11, 2003

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Paul J. Harvell and Sylvia J. Harvell, Husband and Wife, Individuals and Paul J. Harvell and Sylvia J. Harvell, Trustees for the Paul J. Harvell and Sylvia J. Harvell Revocable Living Trust dated September 11, 2003**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his/her name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of June, 2007.


NOTARY PUBLIC
My Commission Expires: 3/6/11

