



20070719000337930 1/2 \$286.50
Shelby Cnty Judge of Probate, AL
07/19/2007 12:23:45PM FILED/CERT

Send tax notice to:

ROBERT L. GWINN, III
316 CHATEAU WAY
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

2007274

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Seventy-Two Thousand Five Hundred and 00/100 and 00/100 Dollars (\$272,500.00) in hand paid to the undersigned, KERRY DETWILER and ASHLEY DETWILER, husband and wife (hereinafter referred to as "Grantor") by ROBERT L. GWINN, III and KIM L. GWINN, 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 106, ACCORDING TO THE SURVEY OF VILLAS BELVEDERE, AS RECORDED IN MAP BOOK 29, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
2. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
3. EASEMENT(S), BUILDING LINE(S) AND RESTRICTIONS(S) AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2002-29589 AND INST. NO. 2001-50211.
5. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2002-18725.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.


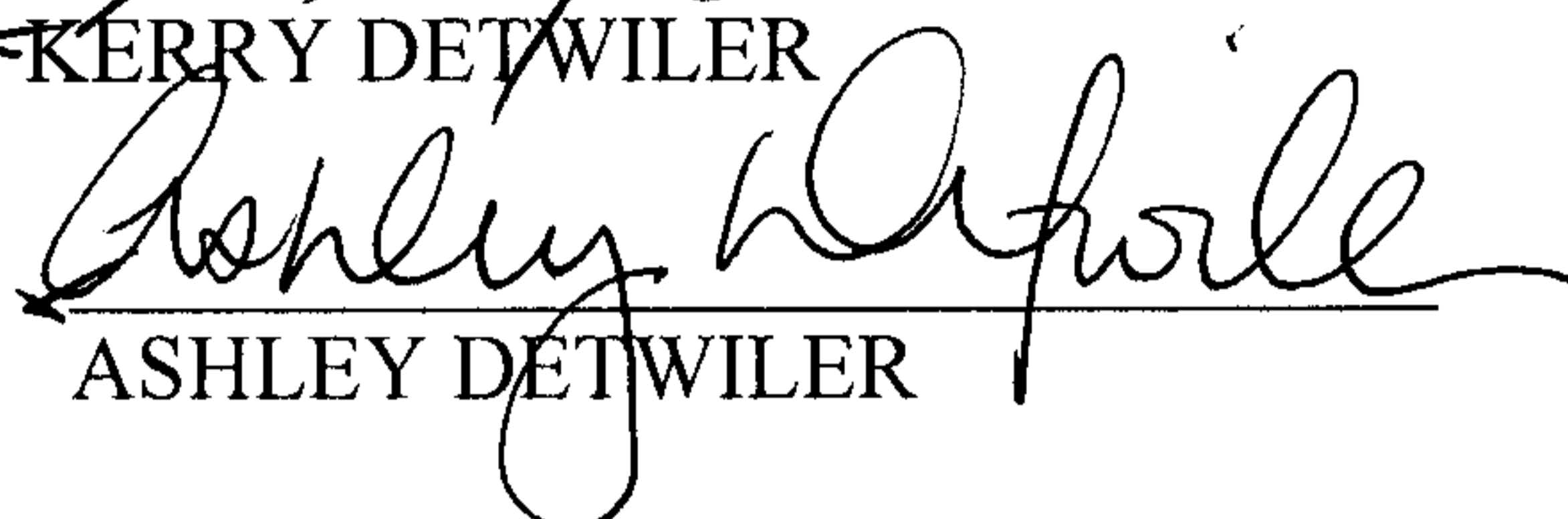
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and



20070719000337930 2/2 \$286.50
Shelby Cnty Judge of Probate, AL
07/19/2007 12:23:45PM FILED/CERT

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 13th day of July, 2007.


KERRY DETWILER

ASHLEY DETWILER

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 07/19/2007
State of Alabama

Deed Tax: \$272.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KERRY DETWILER and ASHLEY DETWILER, 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 13th day of July, 2007.




Notary Public

Print Name:

Commission Expires:

Charles D. Stewart Jr.
4-13-08