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This instrument was prepared by

SEND TAX NOTICE TO:

Anthony D. Snable, Attorney 1629 11th Avenue South Birmingham, Alabama 35205 **VICKI WILSON**

1171 KING ARTHUR CT. ALABSTER, AL 35007

File #2006127

WARRANTY DEED

20070719000338290 3/4 \$36.80 Shelby Cnty Judge of Probate, AL 07/19/2007 12:52:03PM FILED/CERT

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$135,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, MICHAEL SHAWN DONALDSON AND JENNIFER DONALDSON, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto VICKI WILSON (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 7, ACCORDING TO THE SURVEY OF SPRING GATE, SECTOR ONE, PHASE THREE, AS RECORDED IN MAP BOOK 20, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

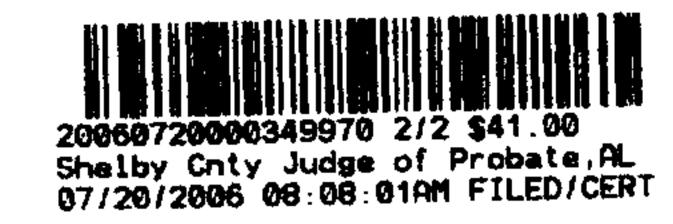
SUBJECT TO:

- 1. Advalorem property taxes for the current tax year, 2006.
- 2. Easements, restrictions, covenants and reservations of record.

\$108,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 12TH day of JULY, 2006.

MICHAEL SHAWN DONALDSON

JENNIFER DONALDSON (SE

Shelby County, AL 07/20/2006 State of Alabama

Deed Tax:\$27.00

JEFFERSON COUNTY

STATE OF ALABAMA

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that MICHAEL SHAWN DONALDSON AND JENNIFER DONALDSON, HUSBAND AND WIFE 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 conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12TH day of JULY, 2006.

Notary Public

My commission expires:

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