This Instrument Was Prepared By: Christopher R. Smitherman, Attorney At Law Law Offices of Christopher R. Smitherman, LLC Post Office Box 261 Montevallo, Alabama 35115 (205) 665-4357

Send Tax Notice: Ben W. McCrory 330 Parkway Circle East Montevallo, AL 35115

STATE OF ALABAMA) WARRANTY DEED	20070723000341710 1/1 \$21.00 Shelby Cnty Judge of Probate, AL
SHELBY COUNTY) WARRAITI DEED)	07/23/2007 09:37:45AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$99,900.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeremy Nelson, a single person, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Ben W. McCrory, a married person, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 14 and 15, in Block 1, according to the map of Wilmont Gardens Subdivision, as recorded in Map Book 4, Page 6, in the Probate Office of Shelby County, Alabama. Subject to all items of record.

Note: Purchase Money First Mortgage Executed by Grantee(s), on Even Date Herewith, in Favor of Regions Bank D/b/a Regions Mortgage, in the Sum of \$89,910.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 16th day of July, 2007.

Jeremy Nelson	(L.S.)	Shelby County, AL 07/23/2007 State of Alabama Deed Tax:\$10.00
STATE OF ALABAMA SHELBY COUNTY) ACKNOWLEDGMENT)	
) ACKNOWLEDGMENT)	

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted name, *Jeremy Nelson*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 5/3/8