

This Instrument was prepared by:  
 Holli Hargrove  
 3145 Green Valley Road, Birmingham, AL 35243  
 205.977-2888

Please send tax notice to:

Maria Brown Binns  
 408 Heathersage Road  
 Maylene, AL 35114

# STATUTORY WARRANTY DEED

20070726000347880 1/1 \$69.00  
 Shelby Cnty Judge of Probate, AL  
 07/26/2007 09:00:43AM FILED/CERT

STATE OF ALABAMA )  
 SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of two hundred thirty two thousand and no/100, dollars (\$232,000.00),

to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged,

**Palmer Construction, Inc.**

(herein referred to as grantor), does grant, bargain, sell and convey unto

**Maria Brown Binns**

(herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

**Lot 61, according to the Survey of Lacey's Grove Phase I as recorded in Map Book 35, page 137 in the Probate Office of Shelby County, Alabama.**

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, if any, of record.

\$174,000.00 of the consideration herein was derived from a mortgage with Wells Fargo Bank, N.A. closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Palmer Construction, Inc., by George D. Palmer, its, President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12<sup>th</sup> day of July, 2007.

Palmer Construction, Inc., an Alabama Corporation

By: [Signature] (SEAL)  
 By: George D. Palmer  
 Its: President

Shelby County, AL 07/26/2007  
 State of Alabama

Deed Tax: \$58.00

STATE OF ALABAMA )  
 JEFFERSON COUNTY )

## Corporation Acknowledgment

I, Jennifer Nichole Pilgreen, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George D. Palmer, whose name as President of Palmer Construction, Inc. an Alabama Corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing, George D. Palmer as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 12<sup>th</sup> day of July, 2007.

Jennifer Nichole Pilgreen  
 Notary Public

My Commission Expires: 4/01/09