

20070802000360140 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
08/02/2007 10:06:36AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:

Kelly A. Gambrell
174 Hayesbury Lane
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifty one thousand, six hundred fifty and 00/100 (\$151,650.00) Dollars [of which amount \$146,650.00 is paid from the proceeds of two purchase money mortgages closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Sarah Davis Brooks nka Sarah Davis Carter and husband, Daniel Carter (herein referred to as grantors) do grant, bargain, sell and convey unto Kelly A. Gambrell (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 33, according to the Final Plat of Hayesbury Phase 2, as recorded in Map Book 30, page 104, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 noted 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) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this July, 22, 2007.

WITNESS:

_____(SEAL)

Shelby County, AL 08/02/2007
State of Alabama

Deed Tax: \$5.00

SEAL)

Sarah Davis Carter (SEAL)
Sarah Davis Brooks nka Sarah Davis
Carter

Daniel Carter (SEAL)
Daniel Carter

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah Davis Brooks nka Sarah Davis Carter and husband, Daniel Carter, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on July, 21, 2007.

My commission expires: 4/6/08

[Signature]
NOTARY PUBLIC

