

WARRANTY DEED

20070807000367270 1/2 \$187.00  
Shelby Cnty Judge of Probate, AL  
08/07/2007 11:11:55AM FILED/CERT

This instrument was prepared by:  
WILLIAM PATRICK COCKRELL  
WPC & ASSOCIATES LLC

Send tax notice to:  
SANDRA L. WILLIAMS

(Name)

(Name)

ONE PERIMETER PARK S STE 451N  
BIRMINGHAM, ALABAMA 35243

153 CHADWICK DR.  
HELENA, AL 35080

(Address)

(Address)

STATE OF ALABAMA

COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY THREE THOUSAND dollars (\$173,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), PEGGY MILLER, UNMARRIED (herein referred to as Grantor) do, grant, bargain, sell and convey unto SANDRA L. WILLIAMS, UNMARRIED (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 77, ACCORDING TO THE FINAL PLAT OF CHADWICK, SECTOR 3, AS RECORDED IN MAP BOOK 18, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

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

Shelby County, AL 08/07/2007  
State of Alabama  
Deed Tax: \$173.00

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IN WITNESS WHEREOF, I have hereunto set my hand and seal, 07/12/07.

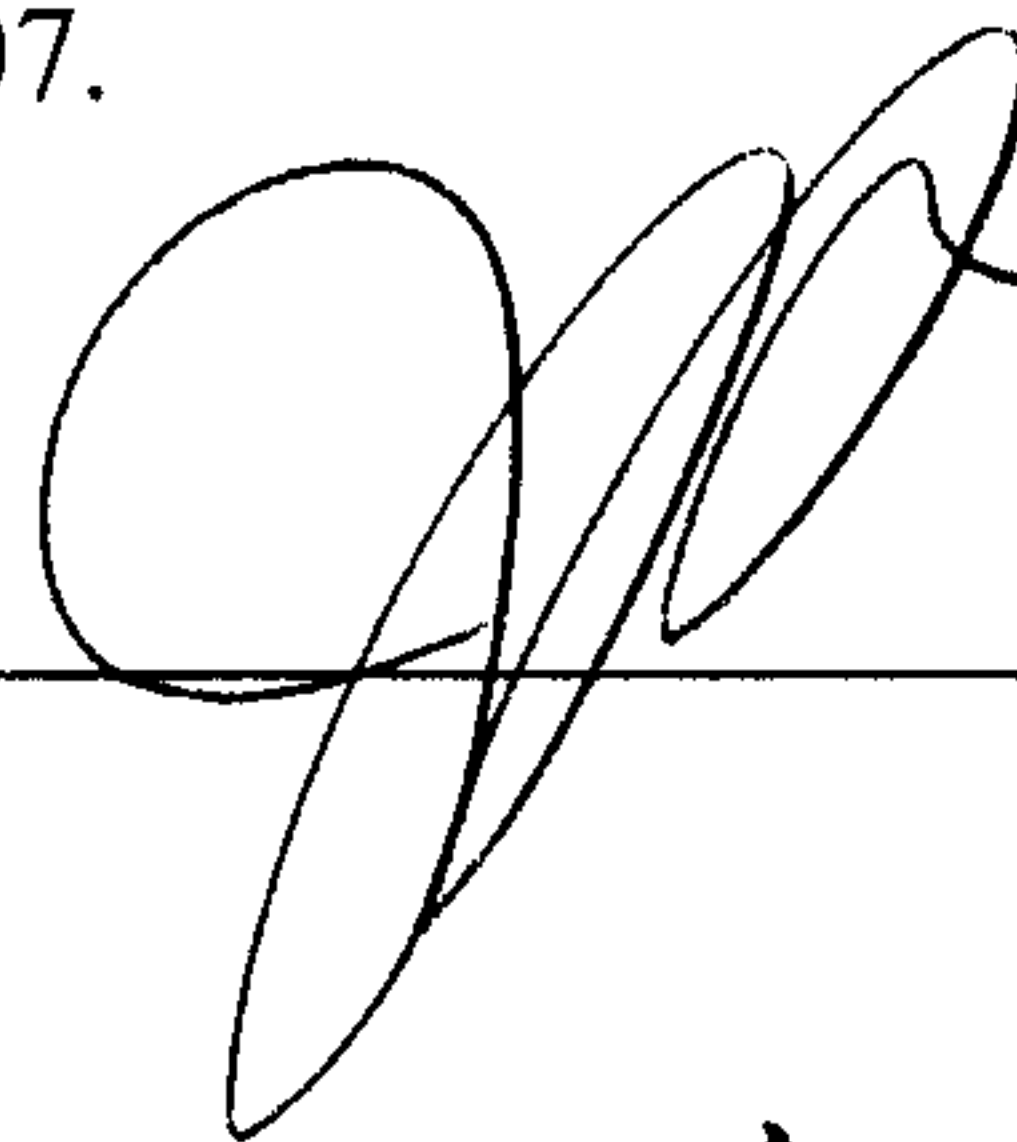
  
\_\_\_\_\_  
PEGGY MILLER (Seal)

STATE OF ALABAMA  
COUNTY OF Shelby

General Acknowledgment

I, JENNIFER L. BANIK, a Notary Public in and for said County in said State, hereby certify that PEGGY MILLER, whose names 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, this 07/12/07.

  
\_\_\_\_\_  
Notary Public

Return to: William Patrick Cockrell  
WPC & Associates LLC

*Jennifer L. Banik*  
Notary Public, AL State at Large  
My Comm. Expires Feb. 7, 2009