


This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
P.O. Box 190224
Birmingham, AL 35219

SEND TAX NOTICE TO:
James F. Sheffield
Deborah H. Sheffield
2613 Arbor Way
Hoover, Alabama 35244


20070810000376090 1/1 \$175.00
Shelby Cnty Judge of Probate, AL
08/10/2007 10:24:34AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby County, AL 08/10/2007
State of Alabama

Shelby COUNTY)

Deed Tax: \$164.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Forty One Thousand dollars and Zero cents (\$341,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Garland H. Brooks and Mary C. Brooks, a married couple** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **James F. Sheffield and Deborah H. Sheffield** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 151, according to the Final Plat of Arbor Hill, Phase II, as recorded in Map Book 33, Page 23,
in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$177,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **7th day**
of June, 2007


Garland H. Brooks


Mary C. Brooks

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Garland H. Brooks and Mary C. Brooks** 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 on **7th day of June, 2007**.


Notary Public

Commission Expires: **7-27-07**