

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Robert Butler  
220 Fairview Circle  
Montevallo,, AL 35115

## WARRANTY DEED

20070817000389480 1/1 \$38.00  
Shelby Cnty Judge of Probate, AL  
08/17/2007 03:11:17PM FILED/CERT

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Forty Seven Thousand dollars and Zero cents (\$147,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Alison Groover, a married person and Jacqueline L. Butler, an unmarried person, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Robert Butler (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 26, according to the survey of Fairveiw, as recorded in Map Book 22, Page 125, in the Probate Office of Shelby County, Alabama.

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$120,000.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 10<sup>th</sup> day of August 2007.

\_\_\_\_\_  
(SEAL)

Alison Groover (SEAL)  
Alison Groover

\_\_\_\_\_  
(SEAL)

Jacqueline L. Butler (SEAL)  
Jacqueline L. Butler

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

STATE OF ALABAMA

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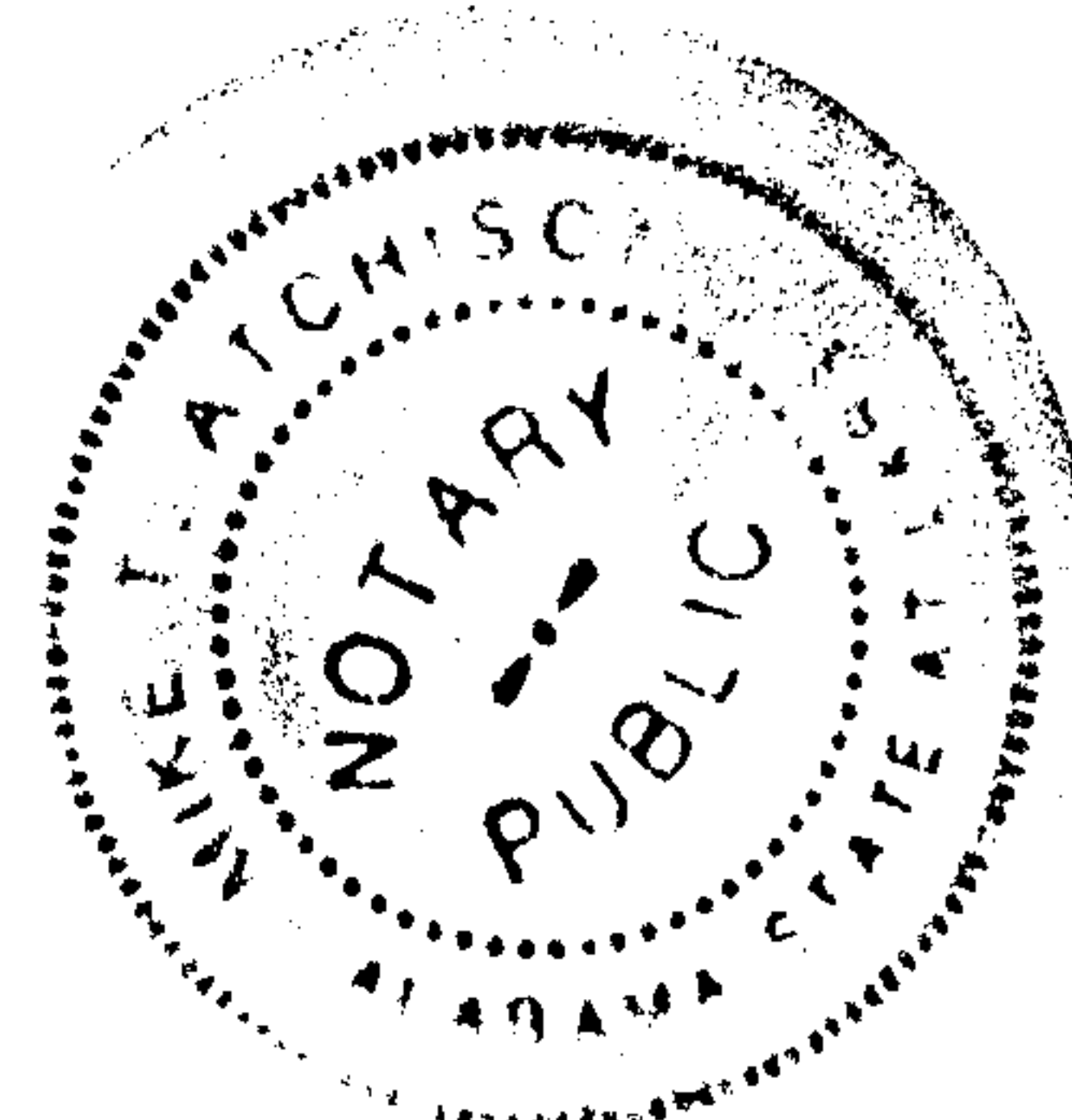
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Alison Groover and Jacqueline L. Butler, 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 10<sup>th</sup> day of August 2007.

[Signature]  
Notary Public  
My Commission Expires: 10/16/08



Shelby County, AL 08/17/2007  
State of Alabama

Deed Tax: \$27.00