

20070827000403180 1/1 \$37.50
Shelby Cnty Judge of Probate, AL
08/27/2007 02:49:04PM FILED/CERT

Shelby County, AL 08/27/2007
State of Alabama

Deed Tax: \$26.50

07-0250
STATE OF ALABAMA
COUNTY OF SHELBY

Warranty Deed

Know All Men by These Presents: That in consideration of *Two Hundred Sixty Five Thousand Dollars (\$265,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Frances L. Karr, a widow** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Aubry Pridham** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 6, Block 2, according to the Survey of Summer Place, First Sector, as recorded in Map Book 17, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$238,500.00 of the above consideration is being paid by a purchase money mortgage filed simultaneously herewith.

Frances L. Karr is the surviving spouse of that certain Warranty Deed dated 3/11/94 and filed 3/22/94 in Instrument No. 1994-09280 in the Office of the Judge of Probate of Shelby County, Alabama. The other grantee, James H. Karr, Jr. is deceased, having died on or about April 26, 2005.

To Have and to 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 said grantee, his, her or 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 stated 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 or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this

22nd day of August, 2007.

Frances L. Karr (Seal)
Frances L. Karr

STATE OF ALABAMA

COUNTY OF: Shelby

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Frances L. Karr**, 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 this 22nd day of August, 2007.

Bryan Gregg
Notary Public
My Commission Expires: 10-6-2007

Send Tax Notice To & This Instrument Prepared By:
Aubry Pridham
121 Summer Circle
Birmingham, AL 35242