

M/B/D/03/14

Send tax notice to:
Rachel Cook
125 Canyon Place
Pelham, AL 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby


20070829000406200 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/29/2007 08:59:39AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Eight Thousand Five Hundred and 00/100 Dollars (\$128,500.00) in hand paid to the undersigned Koren A. Cole, a single person (hereinafter referred to as Grantors”) by Rachel Cook and Deborah C. Woodbery (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

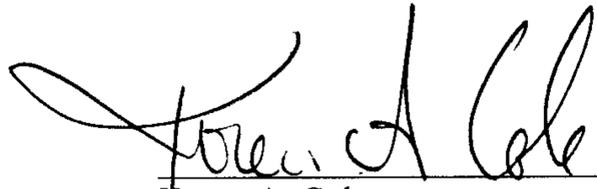
ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, AGREEMENTS, RIGHTS OF WAYS,
EASEMENTS, COVENANTS AND CONDITIONS OF RECORD.
MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.

\$128,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Koren A. Cole hereunto set their signature(s) and seal(s) on August 14, 2007.


Koren A. Cole

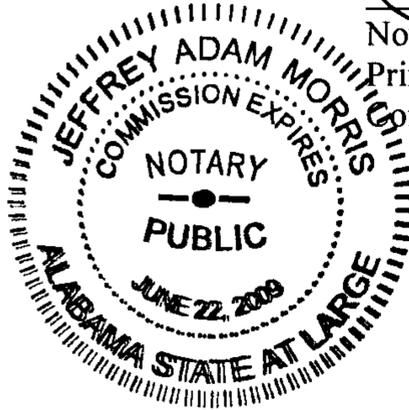

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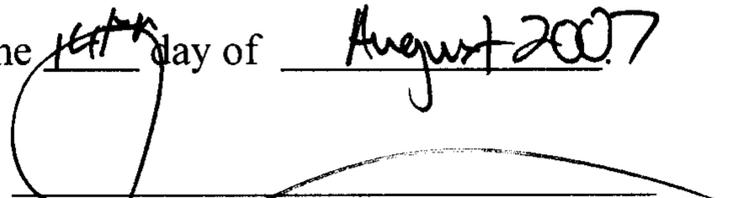
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Koren A. Cole, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of August 2007

(NOTARIAL SEAL)




Notary Public
Print Name: Jeffrey Adam Morris
Commission Expires: 6/22/09