

This instrument prepared by:
Title Now, Inc.
Jeffrey B. Garlington
Attorney at Law
2477 Valleydale Road
Birmingham, Alabama 35244

20070829000408080 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
08/29/2007 03:36:01PM FILED/CERT

Send Tax Notice To:
Chad McBride
Laura McBride
1151 Amberley Woods Drive
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

Know All Men by These Presents: That in consideration of **ONE HUNDRED FIFTY EIGHT THOUSAND EIGHT HUNDRED AND NO CENTS 00/100 (\$158,800.00) DOLLARS**, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I/we, **Gary Shawyn Barton, Jr. and Terri L. Barton, husband and wife**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **Chad F. McBride and Laura McBride, husband and wife**, (herein referred to as GRANTEES whether one or more), as tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 140A, ACCORDING TO THE RESURVEY OF LOT 89, AMBERLEY WOODS, 2ND SECTOR AND LOTS 139 AND 140, PHASE 1, AMBERLEY WOODS, 3RD SECTOR RECORDED IN MAP BOOK 20, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$158,800.00 of the above consideration was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

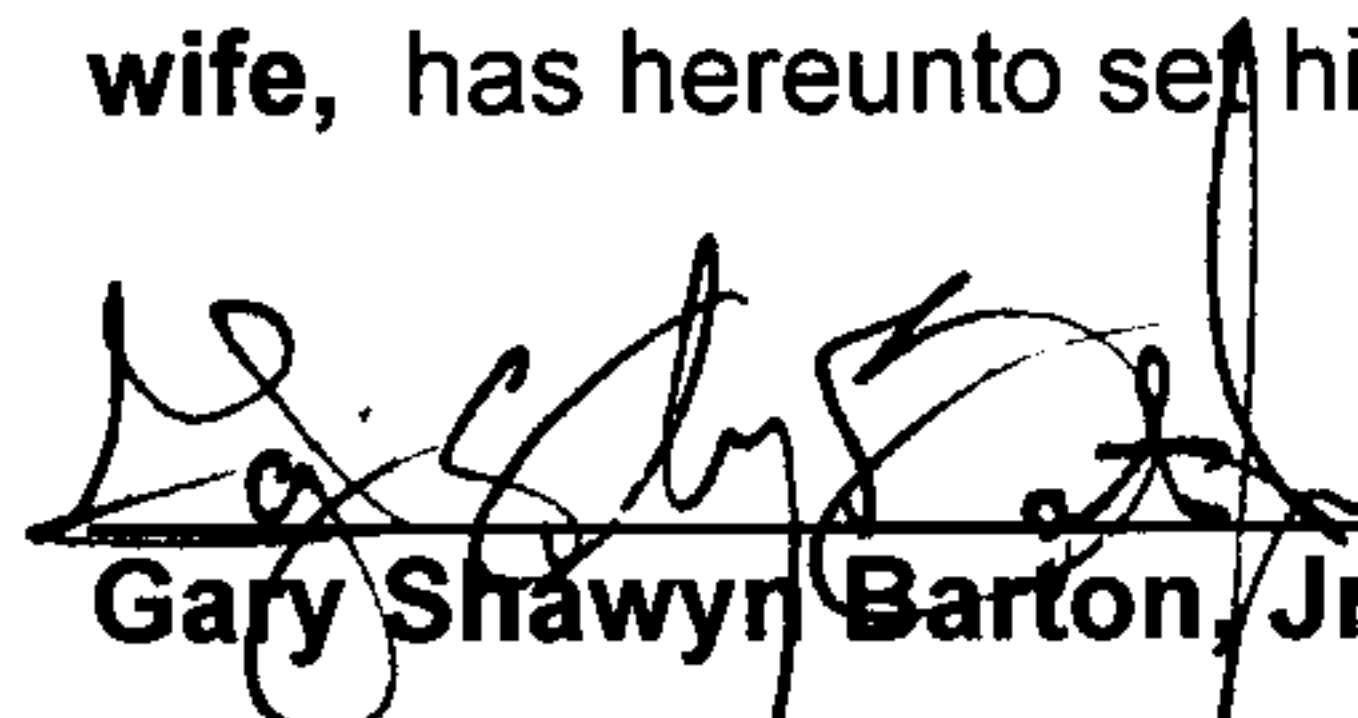
Subject To:


1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, assessments or dues from the local district for the year 2007, and subsequent years.

TO HAVE AND TO HOLD to the said GRANTEES their heirs and assigns forever.

And said Grantor does for themselves, their successors and assigns covenant with the said Grantee, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **Gary Shawyn Barton, Jr. and Terri L. Barton, husband and wife**, has hereunto set his, her or their signature(s) and seal(s), this the 19th day of June, 2007.

 (Seal)
Gary Shawyn Barton, Jr.


 (Seal)
Terri L. Barton

STATE OF ALABAMA}

COUNTY OF SHELBY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gary Shawyn Barton, Jr. and Terri L. Barton**, 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 this 19th day of June, 2007.


Notary Public

My Commission Expires: _____



JEFFREY BRYAN GARLINGTON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES DEC 19, 2010