

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:
Nancy A. Howard

904 Burnt Pine Dr.
Alabaster, Alabama 35114



20070904000415580 1/1 \$35.00
Shelby Cnty Judge of Probate, AL
09/04/2007 03:47:59PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

Shelby County, AL 09/04/2007
State of Alabama

Deed Tax: \$24.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Nineteen Thousand Five Hundred dollars and Zero cents (\$119,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Cullen Howard, a single man** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Nancy A. Howard** (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 3, according to the Survey of Eaglewood Estates, Third Sector, as recorded in Map Book 7,
Page 92, in the Office of the Judge of Probate 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.

\$95,600.00 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.

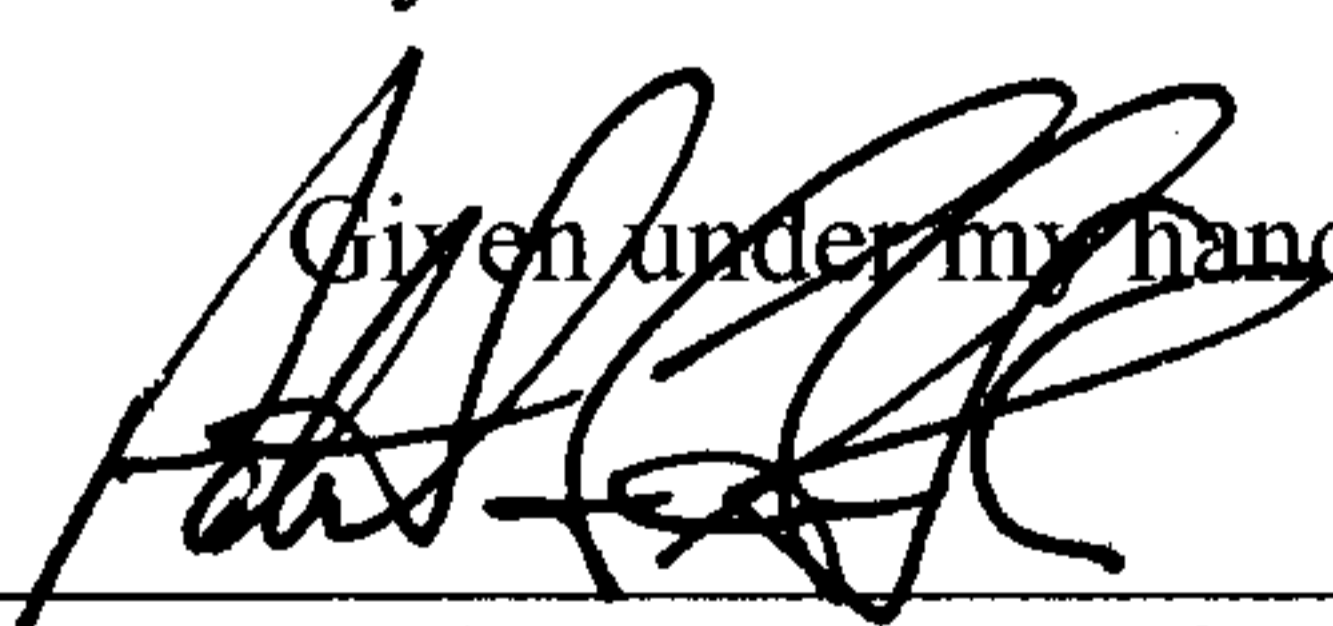
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **27th day of August, 2007**



Cullen Howard

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cullen Howard** and 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.



Notary Public
Commission Expires: **8/28/2010**

