

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of TWO HUNDRED SEVENTY THREE THOUSAND SIX HUNDRED DOLLARS AND 00/100----- (\$273,600.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, GREGORY W. GARMON AND NICOLE A. GARMON, HUSBAND AND WIFE, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto KAMERON M. GEORGE AND BENNIE C. GEORGE, herein referred to as Grantee(s), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, State of Alabama, to wit:

LOT18, ACCORDING TO THE SURVEY OF CHESTNUT FOREST, AS RECORDED IN MAP BOOK 22, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$218,850.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.  
Ad valorem taxes for the year 2007, are a lien and yet due and payable but not yet delinquent, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 31<sup>st</sup> day of August, 2007.

GREGORY W. GARMON  
GREGORY W. GARMON

NICOLE A. GARMON  
NICOLE A. GARMON

BY NICOLE A. GARMON, AIF  
NICOLE A. GARMON, AIF

Shelby County, AL 09/07/2007  
State of Alabama

Deed Tax: \$55.00

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State hereby certify that NICOLE A. GARMON, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR GREGORY W. GARMON, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he in his capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 31<sup>st</sup> day of August, 2007

My Commission Exp:

Notary Public

THIS INSTRUMENT PREPARED BY:  
Moseley & Associates, P.C.  
2871 ACTON ROAD, SUITE 101  
BIRMINGHAM, AL. 35243

SEND TAX NOTICE TO:  
KAMERON GEORGE  
120 CHESTNUT FOREST CIRCLE  
HELENA, AL. 35080

DAVID S. SNOODY  
MY COMMISSION EXPIRES 6/18/10