



20070907000422040 1/1 \$59.00  
Shelby Cnty Judge of Probate, AL  
09/07/2007 02:20:10PM FILED/CERT

SEND TAX NOTICE TO: NICOLE A. GARMON  
1181 HIGHWAY 277  
HELENA, ALABAMA 35080

## WARRANTY DEED

STATE OF ALABAMA,  
SHELBY COUNTY.

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$147,600.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **BENNIE C. GEORGE and KAMERON M. GEORGE, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **NICOLE A. GARMON**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT C-1, ACCORDING TO A RESURVEY, AS RECORDED IN MAP BOOK 15, PAGE 29, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, OF LOT C, OF WADELL PROPERTIES SUBDIVISION.

**\$100,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITHE.**

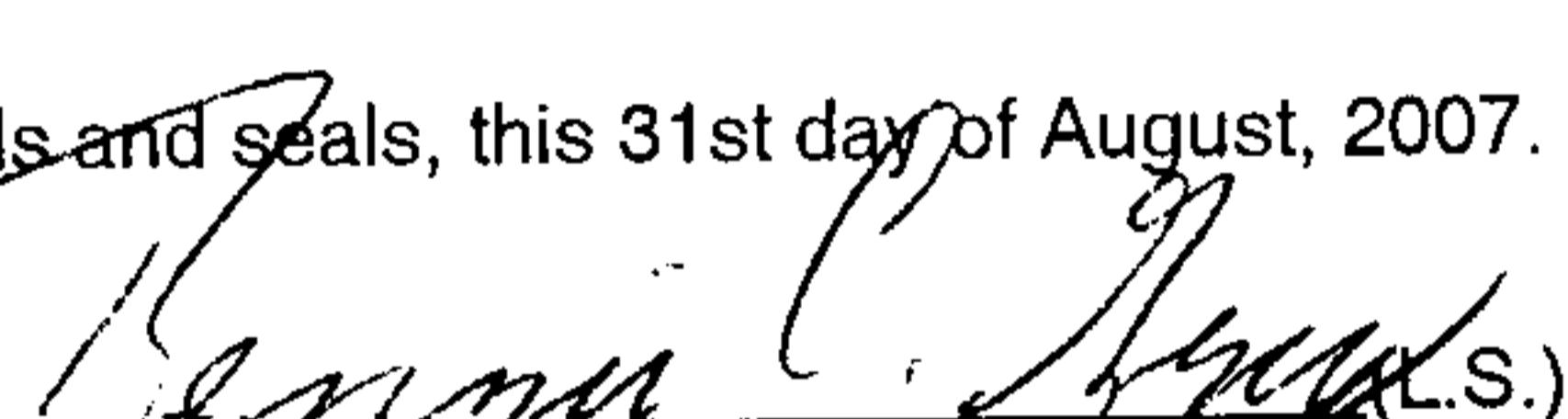
Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforesigned premises to the said GRANTEE(S), their heirs and assigns FOREVER.

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, we have hereunto set our hands and seals, this 31st day of August, 2007.

WITNESS:

  
BENNIE C. GEORGE

  
KAMERON M. GEORGE

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

Deed Tax: \$48.00

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that BENNIE C. GEORGE and KAMERON M. GEORGE, HUSBAND AND WIFE, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 31st day of August, 2007.



Notary Public

My commission expires:

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

Prepared by:

CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
2871 ACTON ROAD, SUITE 101  
BIRMINGHAM, AL 35243