

This instrument was prepared by:
FOSTER & ASSOCIATES, LLC
Attorney Alan L. Foster
529 Beacon Parkway West, Suite 104
Birmingham, Alabama 35209

Send Tax Notice To:
Carlos D. White
Wendy K. Thompson
665 Bentmoor Drive
Helena, AL 35080

STATE OF ALABAMA)
: WARRANTY DEED
COUNTY OF SHELBY)


20071023000491780 1/1 \$11.50
Shelby Cnty Judge of Probate, AL
10/23/2007 03:54:20PM FILED/CERT

THIS INDENTURE, made and entered into on this the **19th** day of **October, 2007** by and between **Charles A. Russell, an unmarried man** **Carol M. Ward, an unmarried woman**, hereinafter referred to as Grantor(s), **Carlos D. White and Wendy K. Thompson**, hereinafter referred to as Grantee(s):

WITNESSETH:

That for and in consideration of the sum of **One Hundred Ninety Nine Thousand Nine Hundred Dollars and 00/100 (\$199,900.00)**, the receipt of which is hereby acknowledged, Grantor(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in and being in the County of Shelby, State of Alabama, to wit:

Lot 1708, according to the Survey of Old Cahaba IV 2nd Addition Phase 5, as recorded in Map Book 53, in the Probate Office of Shelby County, Alabama.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THE GRANTORS SPOUSE.

SUBJECT TO:

All restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of **Shelby County, Alabama**.

GRANTEE(S) IS/ARE EXECUTING SIMULTANEOUSLY HEREWITH A PURCHASE MONEY MORTGAGE in favor of Bank of America for \$199,896.00.

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, forever; together with every contingent remainder and right of reversion.

Grantor(s) represent and covenant with Grantee, her/his heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor(s) will forever warrant and defend Grantee, her/his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals on this the day and in the year first herein above written.

By: Charles A. Russell
Charles A. Russell, Grantor

By: Carol M. Ward
Carol M. Ward, Grantor

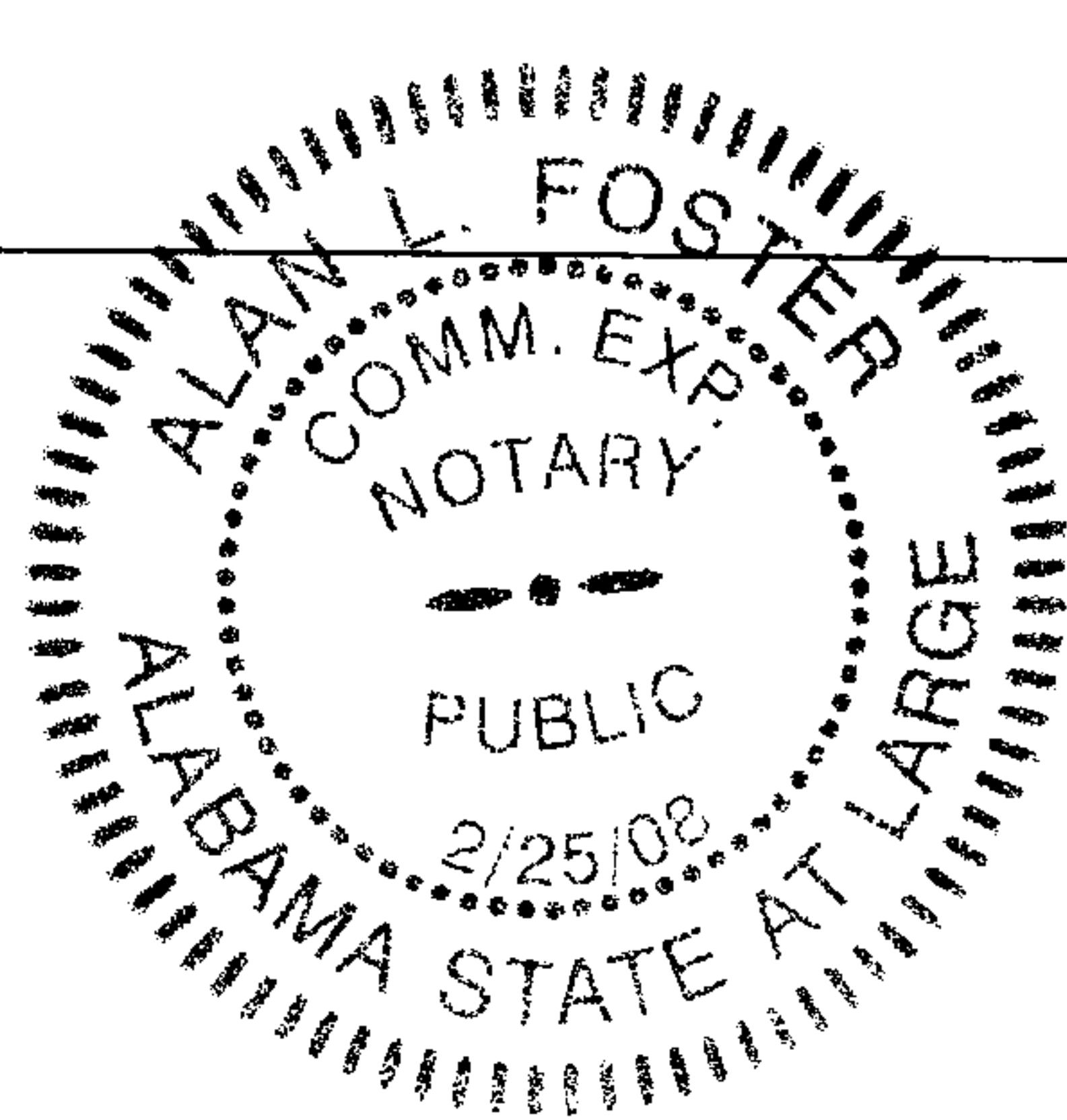
STATE OF ALABAMA)
: Acknowledgment
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Charles A. Russell and Carol M. Ward** 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 as his act on the day the same bears date.

Given under my hand and official seal this the **19th day of October, 2007**

Notary Public: Alan L. Foster

My Commission Expires: February 25, 2008



Shelby County, AL 10/23/2007
State of Alabama

Deed Tax: \$.50