20071024000492520 1/1 \$73.00 Shelby Cnty Judge of Probate, AL 10/24/2007 12:37:52PM FILED/CERT

SEND TAX NOTICE TO:

THIS INSTRUMENT PREPARED BY:

Kelvin L. Davis, ATTORNEY 2101 6TH AVENUE N, STE 725 Birmingham, Alabama 35203 ASHANTI YOUNG

1062 GRAND OAKS DRIVE BESSESMER, ALABAMA 35022

WARRANTY DEED STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the sum of SIX HUNDRED TWELVE THOUSAND and 00/100 Dollars (\$612,000.00) to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we MICHAEL J. BENNETT AND TAYLOR LAINE BENNETT, A MARRIED COUPLE, (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto ASHANTI YOUNG, (herein referred to as grantees, whether one or more), IN FEE SIMPLE, the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 40, ACCORDING TO THE SURVEY OF FINAL PLAT GRAND OAKS, AS RECORDED IN MAP BOOK 31, PAGE 68, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 550,188.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for the current tax year. Also subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantees in fee simple, and to the heirs and assigns forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunth set our hands and seals, this

day of CT 10 2007, 2007.

MICHAEL J. BENNETT

TAYLOR LAINE BENNET

STATE OF ALABAMA

GENERAL ACKNOWLEDGMENT

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL J. BENNETT AND TAYLOR LAINE BENNETT, A MARRIED COUPLE, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

Shelby County, AL 10/24/2007

State of Alabama

Deed Tax: \$62.00

MY COMMISSION EXPIRES: Oct 6, 2011

SUNDED THRU NOTARY PUBLIC UNDERWRITERS

NOTARY PUBLIC