20071030000501800 1/1 $36.00
Shelby Cnty Judge of Probate, AL
10/30/2007 01:55:47PM FILED/CERT

This instrument was prepared by:

Robert L. Austin, Attorney at Law
120 Summit Parkway, Suite 106
Birmingham, AL 35209

Please Send Tax Notice to:

Robert L. Austin
204 Highland Crest Parkway
Hoover, AL 35226

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty Five Thousand & no/100 ($25,000.00) DOLLARS and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we, **SIDNEY M. BIRD, JR** and wife, **PATRICIA ANN BIRD** a married couple (hereinafter referred to as Grantors), who are all one and the same person, do grant, bargain, sell and convey unto **TOMMY L. THRASHER AND ROBERT L. AUSTIN** (hereinafter referred to as Grantees) the following described real estate situated in Shelby County, Alabama, to wit:

An irregular lot adjoining J.P. Word's Number One Survey in the Town of Calera, Alabama and lying between said Survey, as aforesaid, and Block 266 and 19th Avenue, and bounded on the West and North by Word's Survey Number One and 19th Avenue, and on the East and South by Block 266, all according to J.M. Dunstan's Survey of Calera, Alabama

All of Lot 13 and 13 feet of uniform width off the South side of Lot 12, according to the map of Farris Estates as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 13.

Subject to:

1. Taxes for the year 2007 and all subsequent years which are not due and payable.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees his, her, or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 18th day of October, 2007.

Sidney M. Bird Jr.
SIDNEY M. BIRD, JR.

Patricia Ann Bird
PATRICIA ANN BIRD

Shelby County, AL 10/30/2007
State of Alabama

Deed Tax:$25.00

STATE OF ALABAMA

SHELBY COUNTY

I, Carlene R. Hadaway the undersigned, a Notary Public in and for said County, in said state, hereby certify that **SIDNEY M. BIRD, JR. and PATRICIA ANN BIRD** whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 18th day of October, in the year 2007.

Carlene R. Hadaway
Notary Public
My Commission Expires: _____

My Commission Expires Dec. 1, 2009