

PLEASE RETURN TO:

David P. Condon, PC

100 Union Hill Drive

Suite 200

Birmingham, AL 35209

(205)871-2133

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Rhonda Suber
2041 King Stables Road
Hoover, Alabama 35242

20071101000506570 1/1 \$341.00
Shelby Cnty Judge of Probate, AL
11/01/2007 03:18:33PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

First National Bank of Baldwin County

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Rhonda Suber

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 135, according to the Survey of a subdivision for single family residence Greystone, 1st Sector, Phase 11, as recorded in Map Book 15, Page 58, 59, 60 & 61, in the Probate Office of Shelby County, Alabama

Subject to: (1) 2007 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

This conveyance is subject to a one-year statutory right of redemption due to the grantor acquiring the property at a foreclosure sale on December 21, 2006. This statutory right of redemption expires one year from December 21, 2006.

TO HAVE AND TO HOLD unto Grantee, his/her heirs and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 24th day of October, 2007.

FIRST NATIONAL BANK OF BALDWIN COUNTY

BY: Joseph T. McEnerney, III (Seal)
Joseph T. McEnerney, III
ITS: Executive Vice President

STATE OF AL)
Baldwin COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Joseph T. McEnerney, III as Executive Vice President of First National Bank of Baldwin County 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 and with full authority as such Executive Vice President, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, 2007.

Shelby County, AL 11/01/2007
State of Alabama

Deed Tax: \$330.00

Notary Public:
My Commission Expires:

Karen B Buee

20071101000506570 1/1 \$341.00
Shelby Cnty Judge of Probate, AL
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