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: Shamar D. English Rutland L. Smiley 131 Cannon Park Trail Pelham, AL 35124

STATE OF ALABAMA	WARRANTY DEED	20071105000509010 1/1 \$13.00 Probate AL
COUNTY OF SHELBY		20071105000505010 17 Shelby Cnty Judge of Probate, AL 11/05/2007 08:13:53AM FILED/CERT

THIS INDENTURE, made and entered into on this the 1<sup>st</sup> day of November, 2007 by and between Daniel H. Trammell, Jr. and Kristn D. Trammell, husband and wife, hereinafter referred to as Grantor(s), Shamar D. English aka Shamar D. Smiley and Rutland L. Smiley, hereinafter referred to as Grantee(s): WITNESSETH:

That for and in consideration of the sum of **One Hundred Thirty One Thousand Nine Hundred**Dollars **and 00/100 (\$131,900.00)**, 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 27, according to the Survey of Parkview Townhomes, Plat No. 1, Corrected, as recorded in Map Book 26, Page 92, 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 \$131,900.00.

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

By:	By: Muth D. Mannell Kristn D. Trammell, Grantor
STATE OF ALABAMA )	

STATE OF ALABAMA
)

COUNTY OF SHELBY

Acknowledgment
)

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Daniel H. Trammell, Jr.** and Kristn D. Trammell 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 and early official seal this the 1st day of November, 2007

Notary Public: Alan L. Hoster

My Commission Expires: February 25, 2008

