

WARRANTY DEED

2007110700514520 1/2 \$58.00
Shelby Cnty Judge of Probate, AL
11/07/2007 02:38:45PM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

(Address)

Send tax notice to:
KELLI S. BRASHER

(Name)

152 OAKLYN HILLS DR.
CHELSEA, AL 35043

(Address)

STATE OF ALABAMA
COUNTY OF **Shelby**

Shelby County, AL 11/07/2007
State of Alabama
Deed Tax: \$44.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY THOUSAND dollars (\$220,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), SCOTT J. BOSARGE, MARRIED (herein referred to as Grantor) do, grant, bargain, sell and convey unto KELLI S. BRASHER, UNMARRIED (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 14, ACCORDING TO THE SURVEY OF OAKLYN HILLS, PHASE I, AS RECORDED IN MAP BOOK 24, PAGE 50 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 176,000.00 IS FILED HEREWITH.

THIS PROPERTY IS NOT AND HAS NEVER BEEN THE HOMESTEAD OF THE GRANTOR'S SPOUSE

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted

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above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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, I have hereunto set my hand and seal, 10/26/07.



SCOTT J. BOSARGE

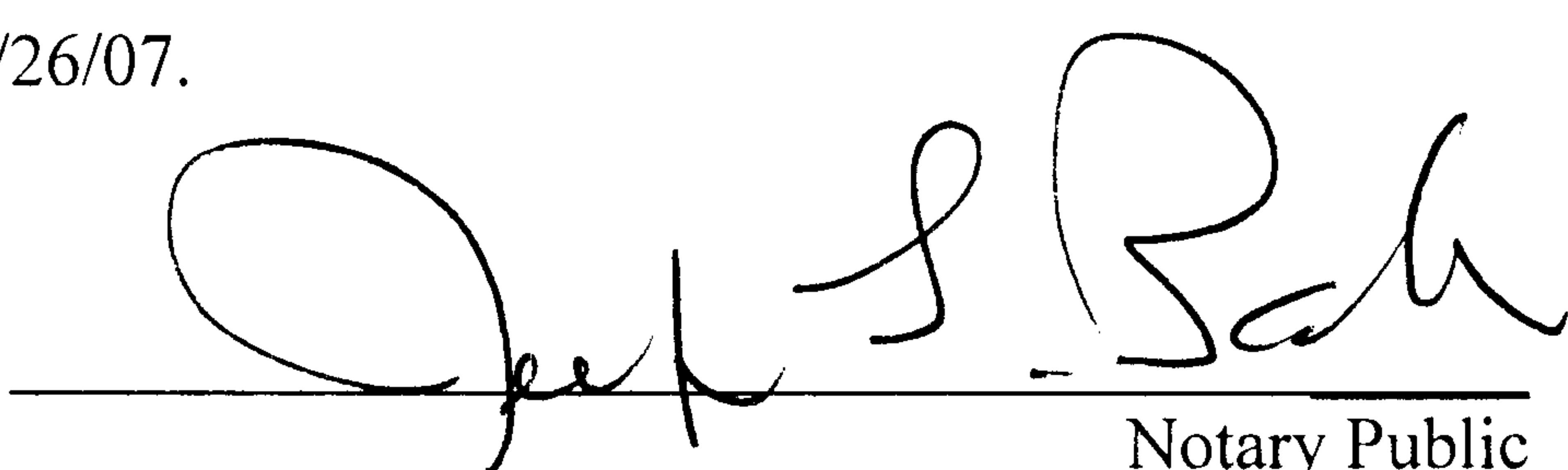
(Seal)

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, JENNIFER L. BANIK, a Notary Public in and for said County in said State, hereby certify that SCOTT J. BOSARGE, 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 of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10/26/07.



Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC

Jennifer L. Banik
Notary Public, AL State at Large
My Commission Expires Feb. 7, 2009