

Send Tax Notice:  
Vernon W. Gibson, Jr  
2411 Mallard Drive  
Birmingham, Alabama 35216

This instrument prepared by:  
Joseph C. Kreps  
Kreps Law Firm, LLC  
✓ 502 Montgomery Highway  
Suite 202  
Birmingham, AL 35216

File No.: 07-1855

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Sixteen Thousand and 00/100 (\$116,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **Anna D. Colby N/K/A Anna D. Wood, a married woman** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **Vernon W. Gibson, Jr.**, (hereinafter referred to as Grantee), in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**Lot 55, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**This property does not constitute the homestead of the grantor and grantor's spouse.**

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2007.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat
4. Mineral and Mining rights not owned by the Grantor.
5. Matters which would be revealed by a survey of the property conveyed.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantee, and with his/her heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his/her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 17th day of October, 2007.

Anna D. Colby NIKIA Anna D. Wood  
Anna D. Colby  
N/K/A Anna D. Wood

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Anna D. Colby N/K/A Anna D. Wood, a married woman**, 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 Instrument signed his/her name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of October, 2007.

Charles D. Dace  
NOTARY PUBLIC  
My Commission Expires: 8/31/10

Shelby County, AL 12/04/2007  
State of Alabama

Deed Tax: \$116.00