

This Instrument Prepared By:  
Paul Kemp  
Morris|Hardwick|Schneider  
3535 Grandview Parkway, Suite 610  
Birmingham, AL 35243  
File Number: BRM-080100011S

Send Property Tax Bills To:

3420 Cantrell Drive  
Birmingham, AL 35242

### Warranty Deed

State of Alabama  
County of Shelby

*This deed is being recorded simultaneously  
with a mortgage in the amount of  
\$210,000.00.*

KNOW ALL MEN BY THESE PRESENTS that

**Anna Lisa Wortmann**  
a married woman

for and in consideration of the sum of Two Hundred Ten Thousand and 00/100 (\$210,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

**Timothy Wortmann and Cara Wortmann, 1/2 interest, and Anna Lisa Wortmann, 1/2 Interest**

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, her heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

**LOT 201, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AND EDDLEMAN COMMUNITY, 6TH SECTOR, 1st PHASE, AS RECORDED IN MAP BOOK 14, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

The subject property is or X is not the homestead of the grantor(s).

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto;

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in fee simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, their heirs and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in fee simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 15 day of

February, 2008.

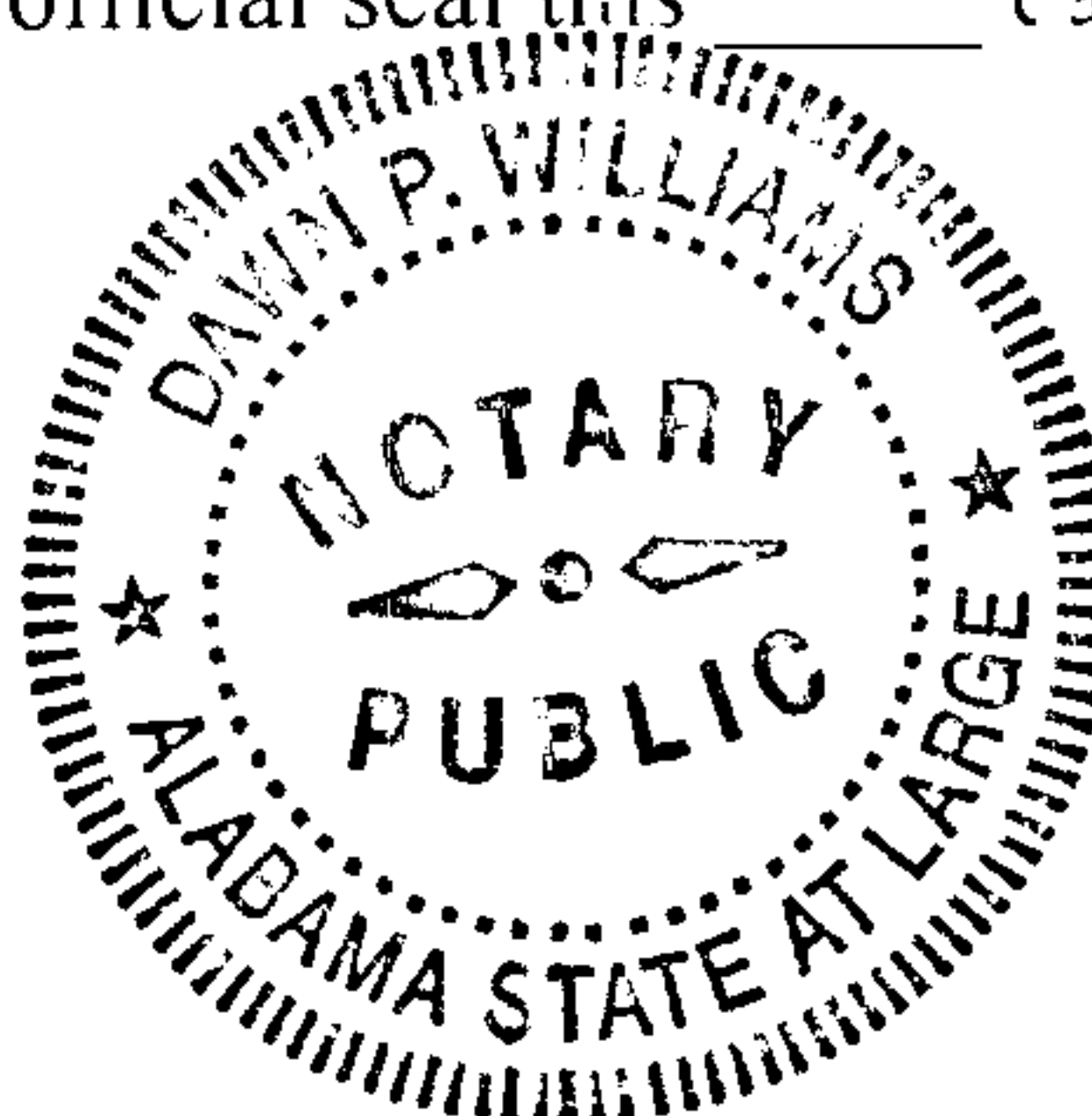
Anna Lisa Wortmann (Seal)  
Anna Lisa Wortmann

(Seal)

State of Alabama  
County of Shelby

I, the undersigned authority, Notary Public for said County do hereby certify that Anna Lisa Wortmann, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_



[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

[Seal]  
MY COMMISSION EXPIRES: JULY 16, 2011  
20080326000122420