

WARRANTY DEED

20080924000378520 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
09/24/2008 02:55:13PM FILED/CERT

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

Send tax notice to:
LAUREL PHILPOTT
LP

(Name)

(Name)

1 PERIMETER PARK S, SUITE 325N
BIRMINGHAM, ALABAMA 35243

1404 INVERNESS COVE DRIVE
BIRMINGHAM, AL 35242

(Address)

(Address)

STATE OF ALABAMA
COUNTY OF **Shelby**

Shelby County, AL 09/24/2008
State of Alabama

Deed Tax: \$4.50

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED AND THIRTY SIX THOUSAND dollars (\$236,000.00) 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), MICHAEL DION JAMES and ANGELA JAMES, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto LAUREL PHILPOTT, AN UNMARRIED PERSON (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 189A, ACCORDING TO THE SURVEY OF INVERNESS COVE PHASE 2, RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 231,781.00 IS FILED HERewith.

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

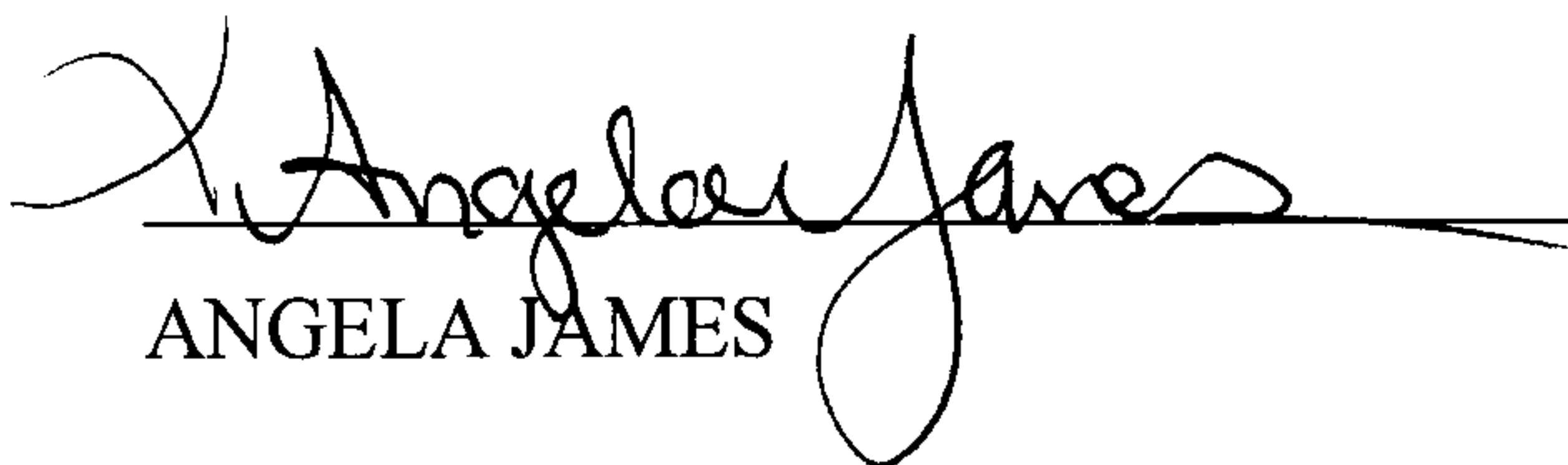
And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) heirs, executors and administrators shall warrant and

WARRANTY DEED

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, 09/10/08.

 (Seal)
MICHAEL DION JAMES

 (Seal)
ANGELA JAMES

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that MICHAEL DION JAMES and ANGELA JAMES,
_____ 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 09/10/08.

WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011



Notary Public



20080924000378520 2/2 \$18.50
Shelby Cnty Judge of Probate, AL
09/24/2008 02:55:13PM FILED/CERT