



20081210000461850 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/10/2008 10:01:53AM FILED/CERT

After recording return to:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

FRS File No.: 581431

Customer File No.: 578806

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty-two Thousand and no/100----(\$162,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Christopher L. Arnold, a single man, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

Gevar Bonham

of

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 601, according to the Final Plat of Weybridge at Ballantrae Phase 1, as recorded in Map Book 32, page 123, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 1100 Weybridge Road, Pelham, AL 35124, which is the address of the Grantees. \$ 161,126.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

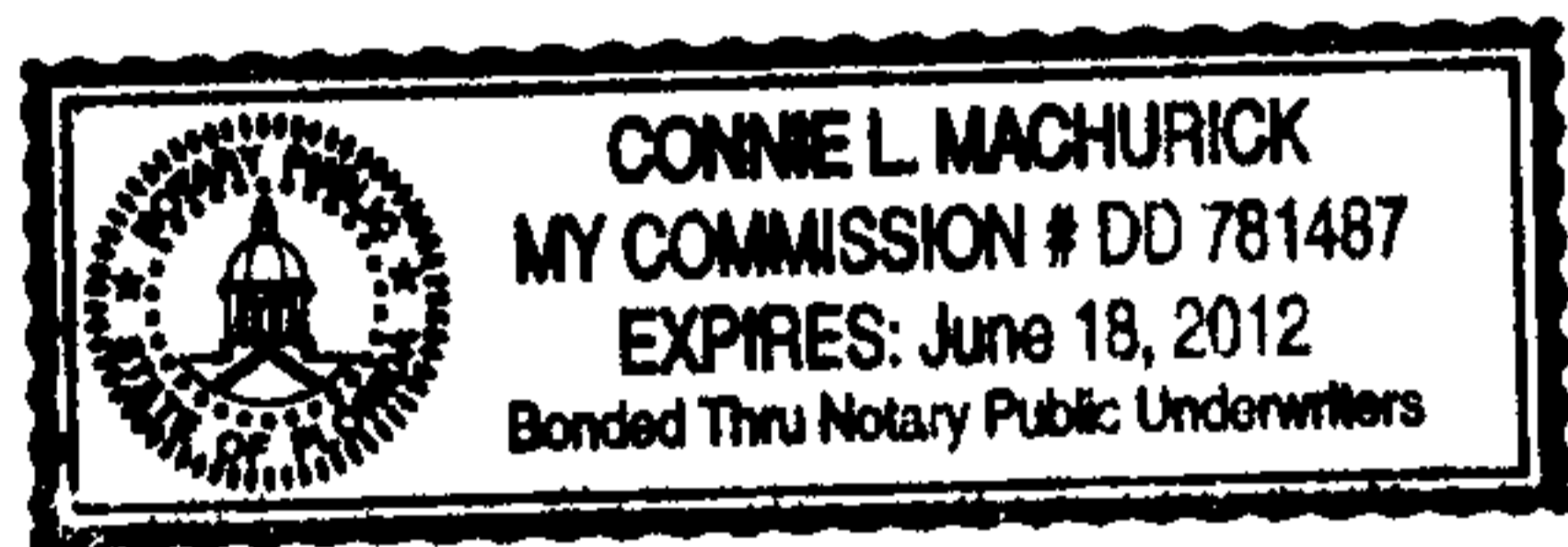
IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 15th day of July, 2008.

Christopher L. Arnold (Seal) _____ (Seal)
Christopher L. Arnold

THE STATE OF Florida }
COUNTY OF Duval }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Christopher L. Arnold (AL DL) (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 15 day of July, 2008.



Connie L Machurick (Seal)
Notary Public

My Commission Expires _____

THE STATE OF _____ }
COUNTY OF _____ }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____ (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the _____ day of _____, _____.


Notary Public

My Commission Expires _____

Shelby County, AL 12/10/2008
State of Alabama

Deed Tax: \$1.00

This document prepared by: Liz Barber, Title Specialist, 120 Longwater Drive, Norwell, MA 02061


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