

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

20090723000284220 1/1 \$68.50
Shelby Cnty Judge of Probate, AL
07/23/2009 01:57:02 PM FILED/CERT

Send Tax Notice To:
Justin P. Palmer
4177 Plantation Place
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **One Hundred Eight-two Thousand Five Hundred and 00/100 Dollars (\$182,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Benjamin R. Gambrel and Megan E. Gambrel, Husband and Wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Justin P. Palmer

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Old Plantation addition to Plantation South, as recorded in Map Book 30, Page 87, in the Probate Office of Shelby County, Alabama

Subject to: All Easements, Restrictions, Reservations and Conditions, Building lines, and Right of Ways of record.

\$125,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals, this the 16 day of July, 2009.

Benjamin R. Gambrel
Benjamin R. Gambrel

Megan E. Gambrel
Megan E. Gambrel

STATE OF Pennsylvania)

COUNTY OF Dauphin)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin R. Gambrel and Megan E. Gambrel, 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 16 day of July, 2009.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Thomas Terhaar, Notary Public
Derry Twp., Dauphin County
My Commission Expires Mar. 28, 2010
Member, Pennsylvania Association of Notaries

Thomas Terhaar
Notary Public -

My Commission Expires: 3/28/2010