

This instrument prepared by:
John H. Henson
2409 Acton Road, Suite 109
Birmingham, AL 35243

SEND TAX NOTICE TO:
Michael J. Gann, Jr.

967 Old Cahaba Dr.
Helena, Alabama 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Five Thousand dollars and Zero cents (\$205,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Roger Jackson Butler, Jr. and Kelly Williams Butler, husband and wife**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Michael J. Gann, Jr.** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 1308, according to the Survey of Old Cahaba, Phase IV, as recorded in Map Book 33, at Pate 80, in the Office of the Judge of Probate of Shelby County, Alabama.

AND

Lot 1308A, according to the Survey of Old Cahaba IV, First Addition and Second Addition, Phase One Lake Access, as recorded in Map Book 34, Page 104, in the Probate Office of Shelby County, Alabama.

Kelly Williams Butler is one and the same as Kelly Williams in which deed was originally taken.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$201,286.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **17th day of July, 2009**

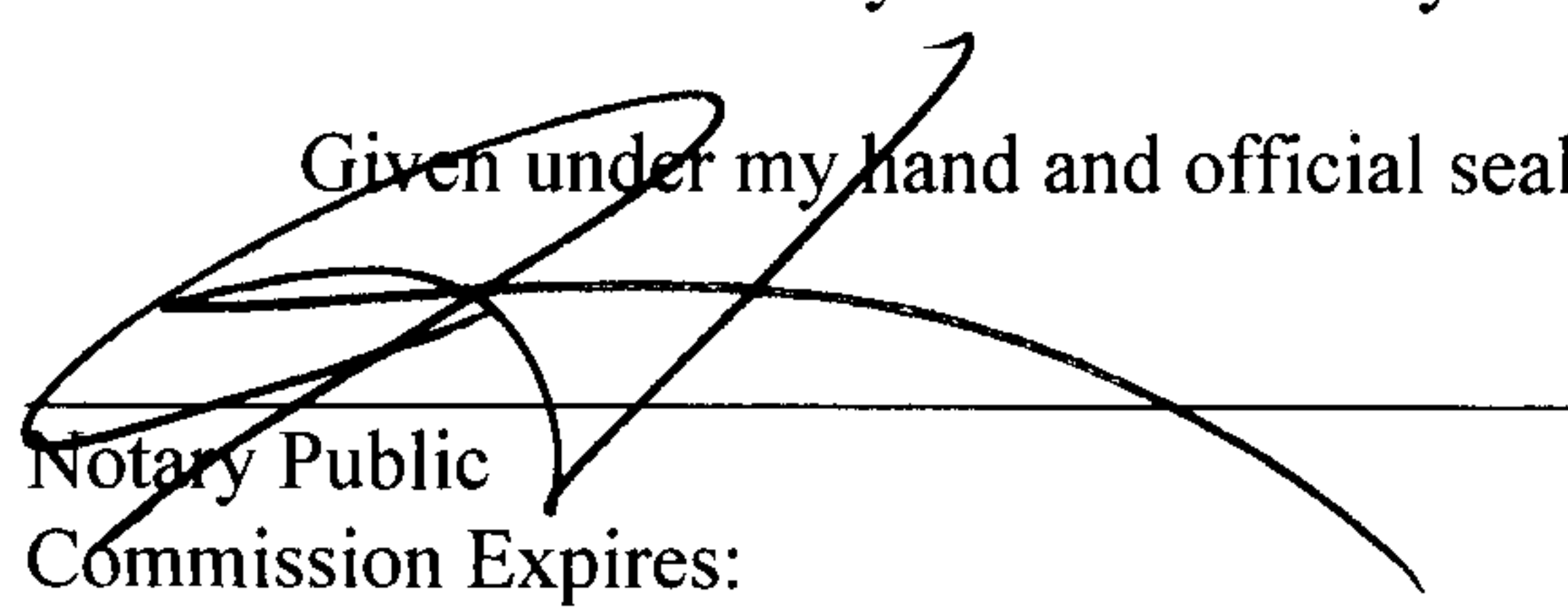

Kelly Williams Butler


Roger Jackson Butler, Jr.

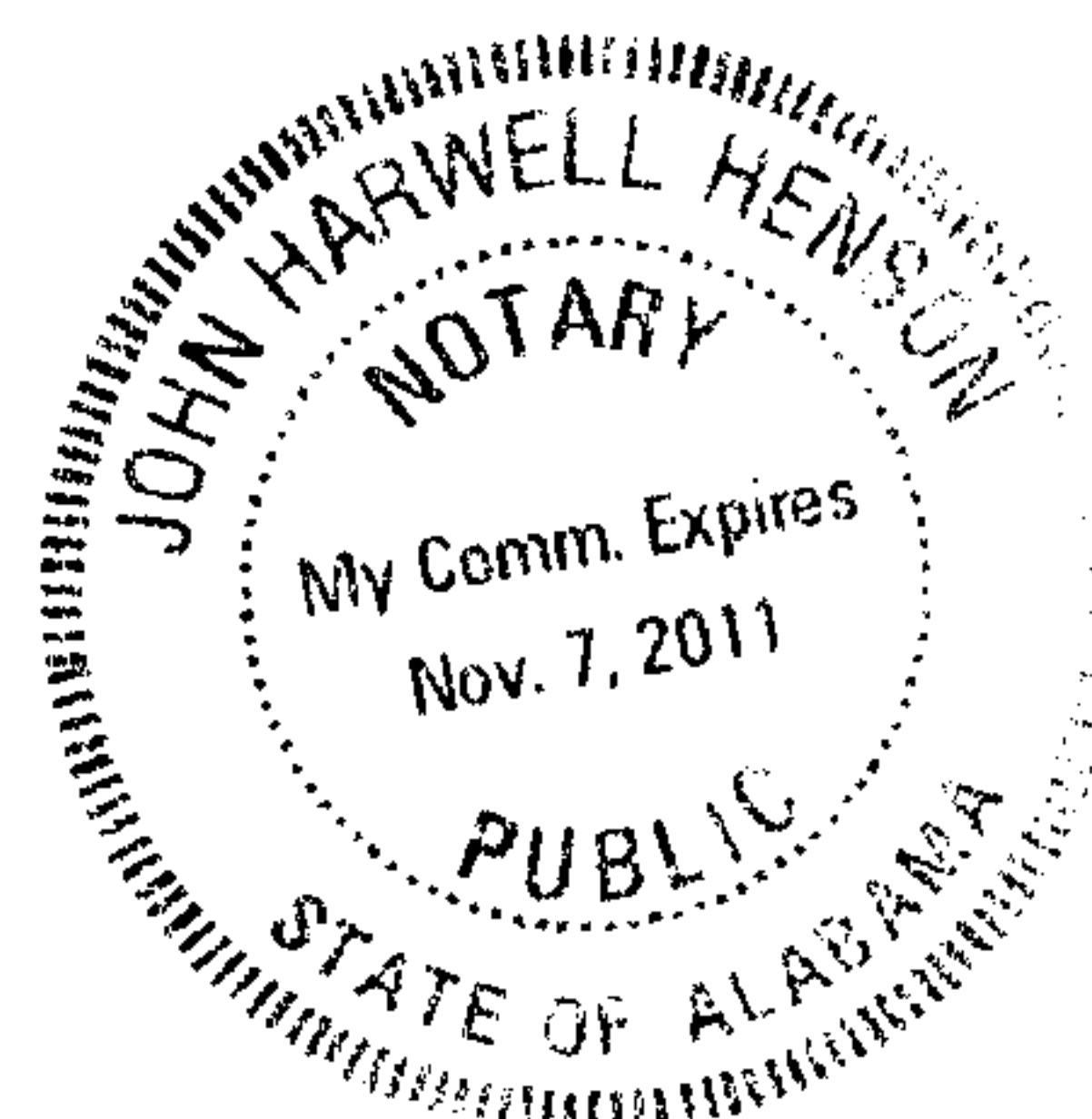
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kelly Williams Butler and Roger Jackson Butler, Jr.**, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **17th day of July, 2009**.


Notary Public
Commission Expires:

FILE NO: 291895




20090821000323550 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
08/21/2009 03:48:32 PM FILED/CERT

Shelby County, AL 08/21/2009
State of Alabama
Deed Tax : \$4.00