

20090908000344270 1/1 \$13.50  
Shelby Cnty Judge of Probate, AL  
09/08/2009 01:59:40 PM FILED/CERT

Shelby County, AL 09/08/2009

State of Alabama

Deed Tax : \$2.50

09-0332

## Warranty Deed

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *One Hundred Thirty Four Thousand Five Hundred Dollars (\$134,500.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we **Kevin Branch, an unmarried man**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jennifer A. Gipson** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 605, according to the Survey of Forest Lakes, 11th Sector, as recorded in Map Book 32, Page 137, in the Probate Office of Shelby County, Alabama.**

**Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines, and rights of way of record and the exceptions as shown on the title insurance policy associated with this transaction.**

**\$132,063.00 of the above consideration is being paid by a purchase money mortgage filed simultaneously herewith.**

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the

31st day of August, 2009.

Kevin Branch (Seal)  
Kevin Branch

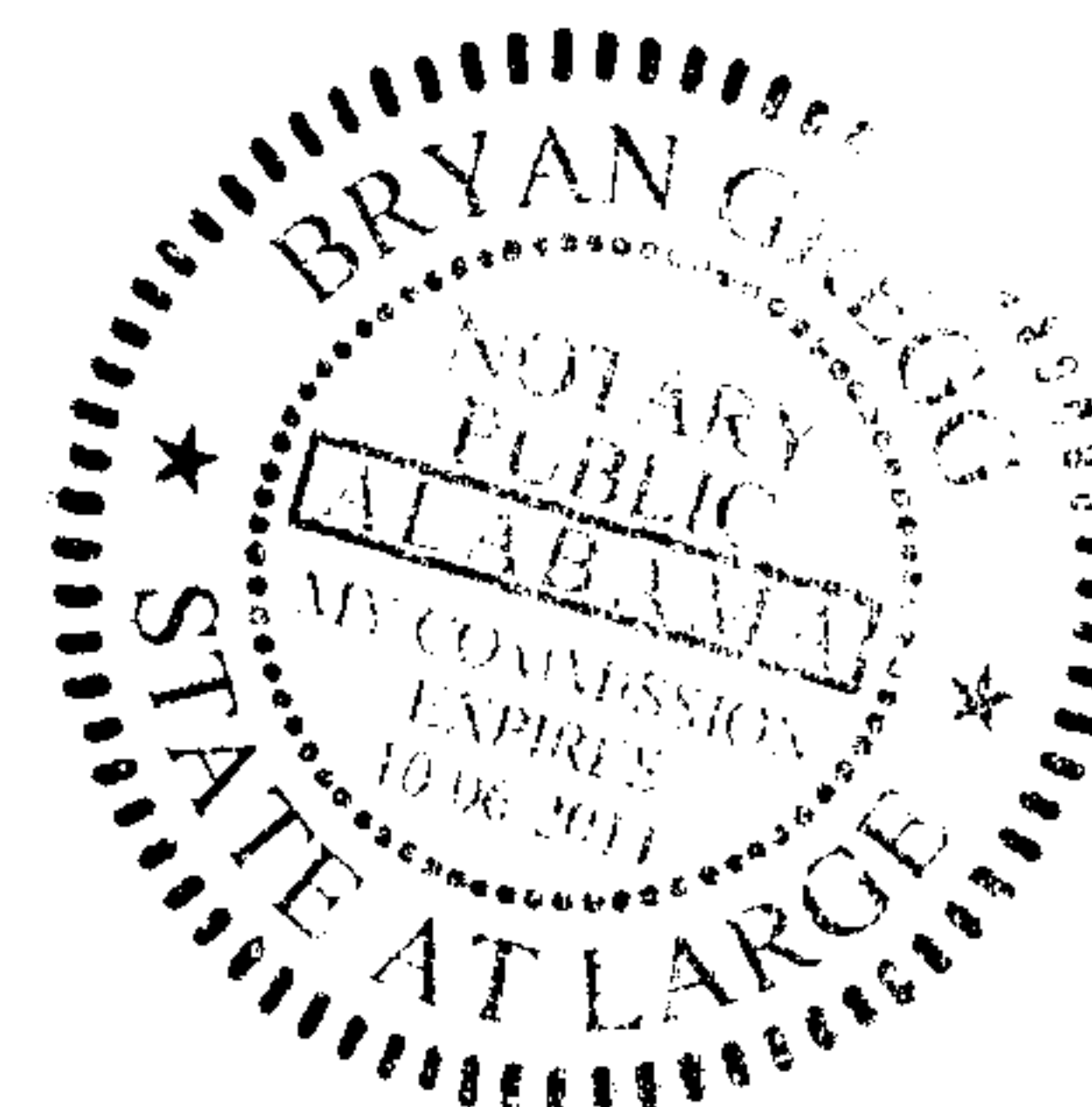
STATE OF ALABAMA

COUNTY OF Shelby

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that, **Kevin Branch**, 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 this the 31st day of August, 2009.

Bryan Gregg  
Notary Public  
My Commission Expires: 10-6-2011



Send Tax Notice To & This Instrument Prepared By:  
Jennifer A. Gipson  
4107 Forest Lakes Road  
Sterrett, AL 35147