

Send tax notice to: Shammara G. Hasty, 168 Canyon Trail, Pelham, AL 35124

This instrument was prepared by: Duell Law Firm, LLC, 4320 Eagle Point Pkwy, Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred thirty thousand and no/100 (\$130,000.00)** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Andrea C. Simpson Montgomery & her husband Cedric Montgomery
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Shammara G. Hasty
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Parkview Townhomes, Plat No. 1 (corrected), as recorded in Map Book 26, Page 92 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

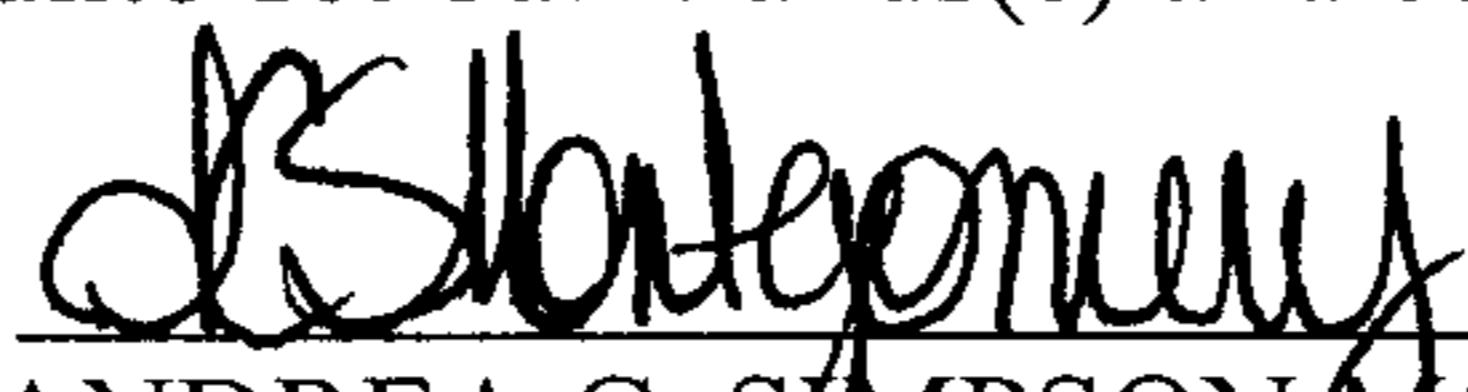
Grantor Andrea C. Simpson Montgomery is one and the same person as Andrea C. Simpson, Grantee in Deed dated 4/30/01 and filed in Inst. 2001-17310.

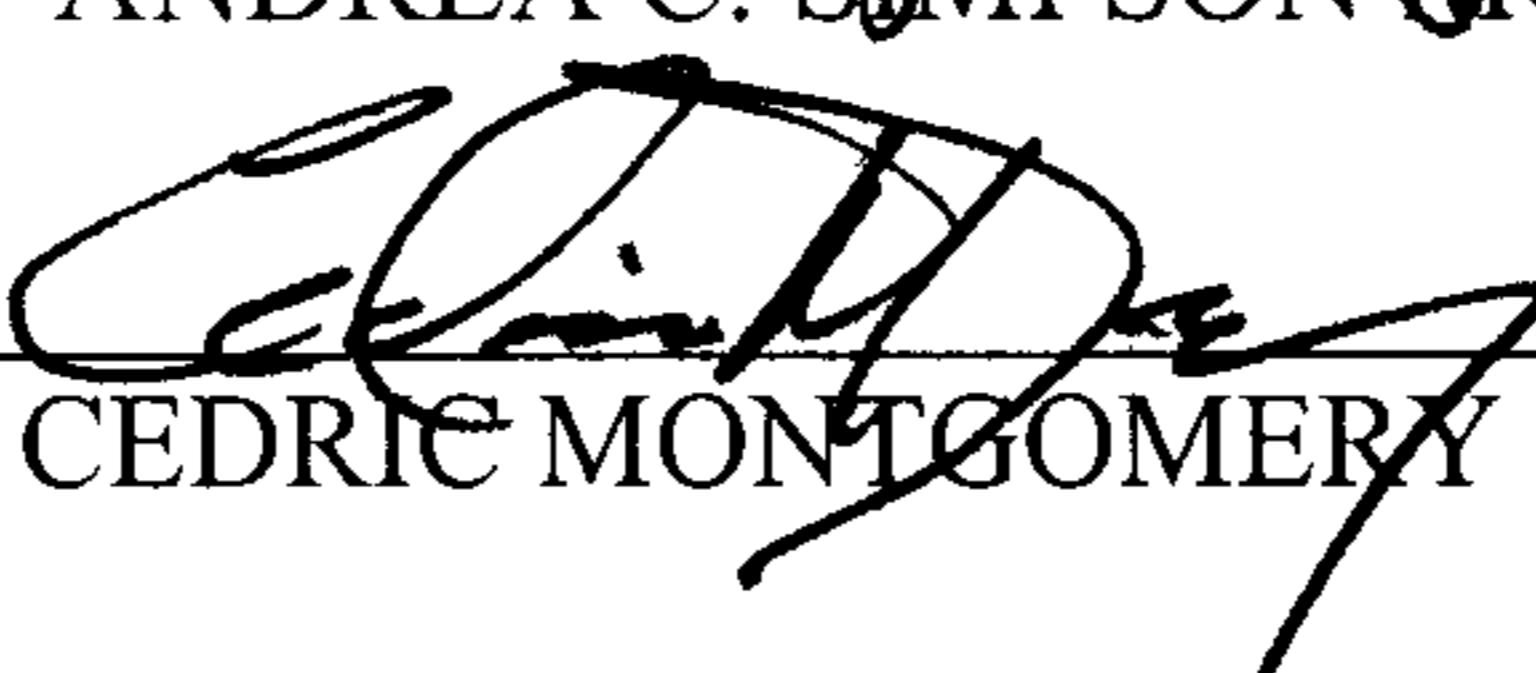
\$127,645 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 30th day of October, 2009.


ANDREA C. SIMPSON MONTGOMERY


CEDRIC MONTGOMERY

Shelby County, AL 11/05/2009
State of Alabama
Deed Tax : \$2.50

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrea C. Simpson Montgomery and her husband Cedric Montgomery, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of October, 2009

My commission expires: 4-21-2010


NOTARY PUBLIC