

WARRANTY DEED

This instrument was prepared by:

NAME: B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

SEND TAX NOTICE TO:

NAME: Ronald T. Praytor
ADDRESS: 1601 Keeneland Drive
Helena, AL 35080

Inst # 2000-44541

12/21/2000-44541
03:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJI 39.50

THE STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That in consideration of **One hundred forty one thousand nine hundred dollars (\$141,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I, **Jasper Randolph Burks, Jr. and Sherlyn Burks, married** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ronald T. Praytor**, (herein referred to as grantee, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 75, according to the Survey of Dearing Downs, 6th Sector, Phase 1, as recorded in Map Book 10, Page 78, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$113,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$14,200.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

The proceeds of this loan have been applied on the purchase price of the property described herein, conveyed to the mortgagors simultaneously herewith. This is a purchase money mortgage.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 30th day of November, 2000.

Witness

Witness

STATE OF ALABAMA
SHELBY COUNTY

 (Seal)
JASPER RANDOLPH BURKS, JR.

 (Seal)
SHERLYN BURKS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jasper Randolph Burks, Jr. and Sherlyn Burks**, 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of November, 2000



NOTARY PUBLIC

B. CHRISTOPHER BATTLES

MY COMMISSION EXPIRES: 2-25-2001