

PLEASE RETURN TO
MOSS & CONDON, LLC
300 UNION HILL DRIVE, SUITE 200
BIRMINGHAM, AL 35209

20040507000241430 Pg 1/1 28.00
Shelby Cnty Judge of Probate, AL
05/07/2004 11:02:00 FILED/CERTIFIED

This instrument was prepared by:
David P. Condon
Moss and Condon, L.L.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
Donna Burdin
126 Stratshire Lane
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Sixty-Six Thousand and 00/100 Dollars (\$166,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Jeraldean J. Whitmire, a married woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Donna Burdin

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 50, according to the Survey of Amended Map of Resurvey of the Final Plat of Phase III, Stratford Place, as recorded in map Book 14, page 38, in the Probate Office of Shelby County, Alabama.

Jeraldean J. Whitmire is one and the same person as Jeraldean J. Ash grantee in deed recorded in Instrument 1996/38529 and the surviving grantee as recorded in Instrument 1996/38529, Roy A. Ash having died on or about April 11, 1997.

Does not Constitute homestead of Grantor nor her spouse.

\$132,800.00 of the proceeds come from a mortgage recorded simultaneously herewith.

\$16,600.00 of the proceeds come from a second mortgage recorded simultaneously

- Subject to:
- (1) 2004 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 29th day of April, 2004.

By Jeraldean J. Whitmire (Seal)
Jeraldean J. Whitmire

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jeraldean J. Whitmire, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April, 2004.

DAVID P. CONDON
NOTARY PUBLIC
Notary Public: David P. Condon
My Commission Expires: 2-12-06
ALABAMA STATE-AFFIDAVIT