



20050524000251170 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/24/2005 09:36:30AM FILED/CERT

This instrument was prepared by:  
William P. Sproule, Attorney at Law  
P.O. Box 492  
Pleasant Grove, AL 35127

Address for taxes:  
Terrance J. Kahle  
105 Shine Drive  
Pelham, AL 35124

**WARRANTY DEED**

State of Alabama )  
Jefferson County )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of One Hundred Eighteen Thousand Nine Hundred (\$ 118,900.00) and no/100-----Dollars and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Richard T. DeFoor, a married man (herein referred to as the GRANTOR) do hereby grant, bargain, sell and convey unto Terrance J. Kahle (herein referred to as GRANTEE) the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 3, according to the Final Plat of Wynfield Parc Phase One, as recorded in Map Book 27, Page 5, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year 2005 and subsequent tax years.
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Easements, rights of way and other reservations and restrictions of record, if any.

**The grantor herein certify that the above-described property does not constitute the homestead of the grantor or his spouse as defined by the Code of Alabama (1975), Title 6-10-1, et seq.**

**\$ 95,120.00 of the above purchase price paid from the proceeds of a first mortgage loan executed simultaneously herewith**

**\$ 23,780.00 of the above purchase price paid from the proceeds of a second mortgage loan executed simultaneously herewith.**

**TO HAVE AND TO HOLD to the said GRANTEE, HIS, HEIRS, EXECUTORS, SUCCESSORS AND ASSIGNS FOREVER.**

*And I do for myself and for my heirs, executors and administrators covenant with the said GRANTEE, his heirs, successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free and clear 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*

20050524000251170 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/24/2005 09:36:30AM FILED/CERT

Warranty Deed  
Richard T. DeFoor to  
Terrance J. Kahle

to the said GRANTEE, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29<sup>th</sup> day of April, 2005.

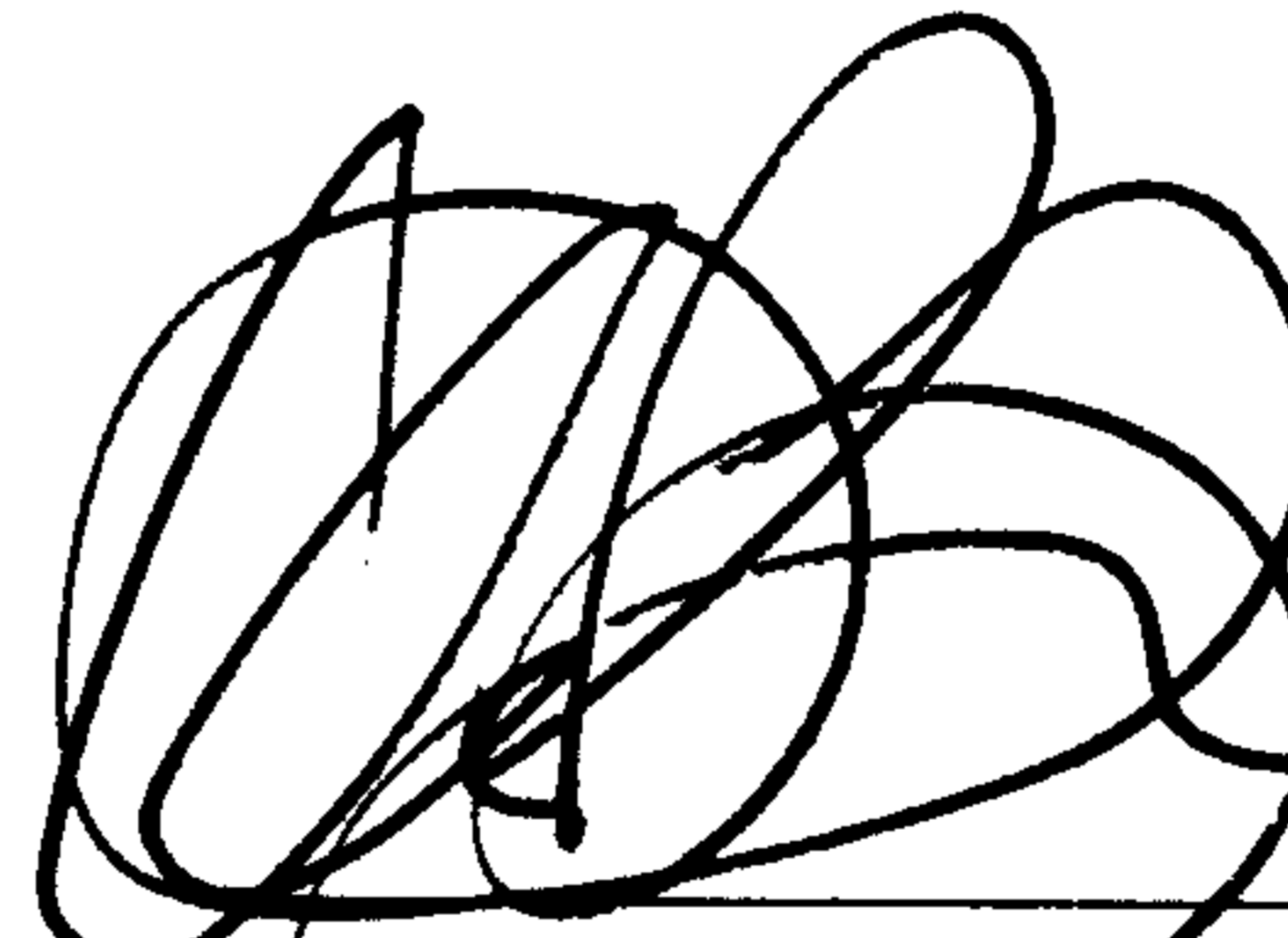
  
RICHARD T. DEFOOR

**GENERAL ACKNOWLEDGMENT**

State of Alabama)  
Jefferson County )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard T. DeFoor, a married man, 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 this conveyance, he has executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of April, 2005.

  
Notary Public  
My Commission Expires: 8-16-2008