20050705000334350 1/1 $12.00
Shelby Cnty Judge of Probate,AL
07/05/2005 01:36:42PM FILED/CERT

# WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Teresa P. Burt
302 Meadowlark Place
Alabaster, Alabama 35007

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred forty five thousand and no/100 ($145,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Larry K. Burchfield and Ruth T. Burchfield f/k/a Ruth G. Thompson, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Teresa P. Burt** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 1, Block 3, according to the Map or Survey of Willow Glen, as recorded in Map Book 7, Page 101, in the Probate Office of Shelby County, Alabama.**

Ruth G. Thompson and Ruth T. Burchfield are one and the same person.

Subject to mineral and mining rights if not owned by Grantor.

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

$116,000.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.
$29,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 June, 2005.

_____ **Larry K. Burchfield**

_____ **Ruth T. Burchfield f/k/a Ruth G. Thompson**

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Larry K. Burchfield and Ruth T. Burchfield f/k/a Ruth G. Thompson, husband and wife** 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 June, 2005.

_____
Notary Public
My Commission Expires: 02-25-09

**B. CHRISTOPHER BATTLES**
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009