

THIS INSTRUMENT PREPARED BY:

✓ LaShante' J. Jones  
1823 13<sup>th</sup> Avenue North  
Bessemer, Alabama 35020

SEND TAX NOTICE TO:

Victoria Chisholm  
1027 Hastings Circle  
Birmingham, AL 35242

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the sum of **SIX HUNDRED THOUSAND AND 00/100 CENTS (\$600,000.00)** to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Joanna Sheppard, a single person** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Victoria Chisholm** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**See Attached Exhibit "A"**

\$480,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for the current tax year. Also subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, our heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, I have hereunto set my hand and seal, this 30th day of December 2005.

  
Joanna Sheppard

STATE OF ALABAMA)

GENERAL ACKNOWLEDGMENT

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joanna Sheppard**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 30th day of December 2005.

  
NOTARY PUBLIC

My Commission Expires:

4-13-09

**LEGAL DESCRIPTION  
EXHIBIT A**

  
20060123000034800 2/2 \$134.00  
Shelby Cnty Judge of Probate, AL  
01/23/2006 12:16:23PM FILED/CERT

**Lot 1219, according to the Survey of Highland Lakes, 12<sup>th</sup>  
Sector, Phase I, an Eddleman Community, as recorded in Map  
Book 28, Page 137, in the Office of the Judge of Probate of  
Shelby County, Alabama.**

Shelby County, AL 01/23/2006  
State of Alabama  
Deed Tax: \$120.00