20060201000051180 1/2 $214.00
Shelby Cnty Judge of Probate,AL
02/01/2006 10:03:39AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Paul R. Bachemin
325 N. River Road
Shelby, Alabama 35143

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Thousand and 00/100 ($200,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Tommy E. Shelton and Gayle O. Shelton, husband and wife,** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Paul R. Bachemin,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot No. 17, in Lacossa Estates, as shown on plat recorded in Map Book 5 page 35 in the Probate Records of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 26th day of January, 2006.

Tommy E. Shelton by and through his Attorney in Fact Gayle O. Shelton

Tommy E. Shelton, by and through his
Attorney in Fact Gayle O. Shelton

Gayle O. Shelton

Gayle O. Shelton

See Attached for Notary Acknowledgments

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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gayle O. Shelton, whose name as Attorney in Fact for Tommy E. Shelton, 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 Instrument she in her capacity as such Attorney In Fact and with full authority, signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of January, 2006.

Mary S Boardman
NOTARY PUBLIC
My Commission Expires: 10-26-2006

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gayle O. Shelton, 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of January, 2006.

Mary S Boardman
NOTARY PUBLIC
My Commission Expires: 10-26-2006

Shelby County, AL 02/01/2006
State of Alabama

Deed Tax:$200.00