

WARRANTY DEED

20070207000058460 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
02/07/2007 02:41:51PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Twenty Five Thousand and No/100 (\$125,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **LeighAnna Benefield n/k/a LeighAnna Simmons and Justin Derek Simmons, husband and wife**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Rebecca Talton**, referred to as Grantee(s), her heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 45, ACCORDING TO THE SURVEY OF HIDDEN CREEK TOWNHOMES PHASE II, AS RECORDED IN MAP BOOK 28, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$123,068.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

LEIGHANNA SIMMONS IS ONE AND THE SAME AS LEIGHANNA BENEFIELD AS STATED ON TITLE.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2007, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), her heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), her heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), her heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 2nd day of February, 2007.

Shelby County, AL 02/07/2007
State of Alabama
Deed Tax: \$2.00

LeighAnna Benefield Simmons
LEIGHANNA BENEFIELD N/K/A LEIGHANNA
SIMMONS
Justin Derek Simmons
JUSTIN DEREK SIMMONS

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that LeighAnna Benefield n/k/a LeighAnna Simmons and Justin Derek Simmons, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 2nd day of February, 2007.

My Commission Exp:

David S. Snoddy
Notary Public

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
2871 Acton Road, Suite 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
REBECCA TALTON
152 HIDDEN CREEK COVE
PELHAM, ALABAMA 35124

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10