

20080104000005440 1/1 \$25.50
Shelby Cnty Judge of Probate, AL
01/04/2008 02:06:29PM FILED/CERT

PLEASE RETURN TO:
David P. Condon, PC
100 Union Hill Drive
Suite 200
Birmingham, AL 35209
(205)871-2133

This instrument was prepared by
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Mindy J. Hicks
12 Ashford Circle
Hoover, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Forty-Three Thousand and 00/100 Dollars (\$143,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Thomas Shane Bean, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Mindy J. Hicks

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 12-A, according to A Resurvey of Lots 9,10,11,12 and 13 amended Map of Chase Plantation, as recorded in Map Book 8, page 91, in the Probate Office of Shelby County, Alabama

\$128,700.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2008 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free 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 to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

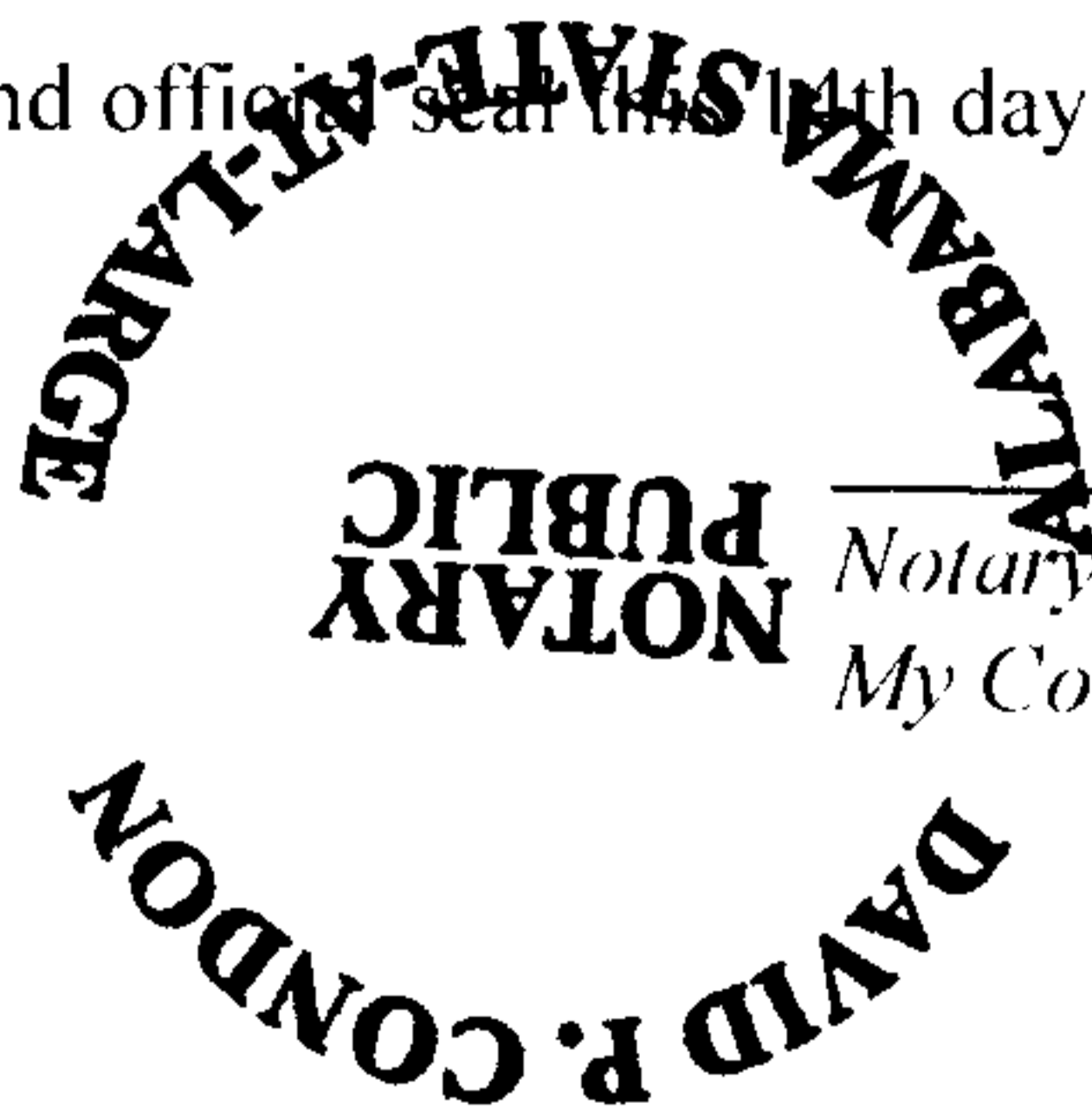
IN WITNESS WHEREOF, I have set my hand and seal, this 14th day of December, 2007.

By: Thomas Shane Bean (Seal)
Thomas Shane Bean

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Thomas Shane Bean, 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 conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, 2007.



David P. Condon
Notary Public: David P. Condon
My Commission Expires: 2-12-10

Shelby County, AL 01/04/2008
State of Alabama
Deed Tax: \$14.50