

20100401000096750 1/1 \$36.50
Shelby Cnty Judge of Probate, AL
04/01/2010 09:20:52 AM FILED/CERT

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

Send tax notice to:
Diandra Debrosse Burnley
2083 Wildflower Drive
Hoover, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

Shelby County, AL 04/01/2010
State of Alabama
Deed Tax : \$25.50

That in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Emily D. Middleton and her husband Ebed M. Trejo

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

Diandra Debrosse Burnley

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

Lot 101, according to the Survey of Fourth Addition Riverchase West, as recorded in Map Book 7, Page 156, in the Probate Office of Shelby County, Alabama.

\$224,900.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2010 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 26th day of March, 2010.

Emily Middleton (Seal) _____ (Seal)
Emily D. Middleton Ebed M. Trejo

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Emily D. Middleton and Ebed M. Trejo whose names are signed to the foregoing conveyance, and who 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 official seal this 26th day of March, 2010.

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 2-12-14

RECORDED
ATLARGE