

SEND TAX NOTICE TO:
Robert E. Owen
3006 Summer Breeze Drive
Villa Rica, GA 30180

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219



20100922000311110 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
09/22/2010 12:22:36 PM FILED/CERT

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

Shelby County, AL 09/22/2010

State of Alabama

Deed Tax : \$2.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Six Thousand Four Hundred dollars & no cents (\$156,400.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Mari K. Sheffield and husband, David Sheffield** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Robert E. Owen, an unmarried man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 76, ACCORDING TO THE SURVEY OF WILLOW CREEK, PHASE II, AS RECORDED IN MAP BOOK 9, PAGE 102 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 76; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID LOT 76, A DISTANCE OF 123.96 FEET; THENCE 90 DEGREES 00 MINUTES 49 SECONDS LEFT, IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID LOT 76, A DISTANCE OF 12.00 FEET; THENCE 115 DEGREES 35 MINUTES 17 SECONDS LEFT, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 22.61 FEET; THENCE 24 DEGREES 22 MINUTES 06 SECONDS RIGHT IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 103.59 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2010 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

\$154,321.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. 35' building line front as shown on recorded Map Book 9, Page 102 A & B.
5. 10' easement on the side as shown on recorded Map Book 9, Page 102 A & B.

WARRANTY DEED

MKS

DS

- 6. 20' easement on the rear as shown on recorded Map Book 9, Page 102 A & B.
- 7. Right of Way to Alabama Power Company and South Central Bell Telephone Company as recorded in Book 50, Page 252.
- 8. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 126, Page 363 in the Probate Office of Shelby County, Alabama.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, Grantors have hereunto set his/her/their hand(s) and seal(s), this **September 17, 2010** .

Mari K. Sheffield _____ (Seal)
 Mari K. Sheffield
DJ Sheffield _____ (Seal)
 David Sheffield

STATE OF ALABAMA
 JEFFERSON COUNTY

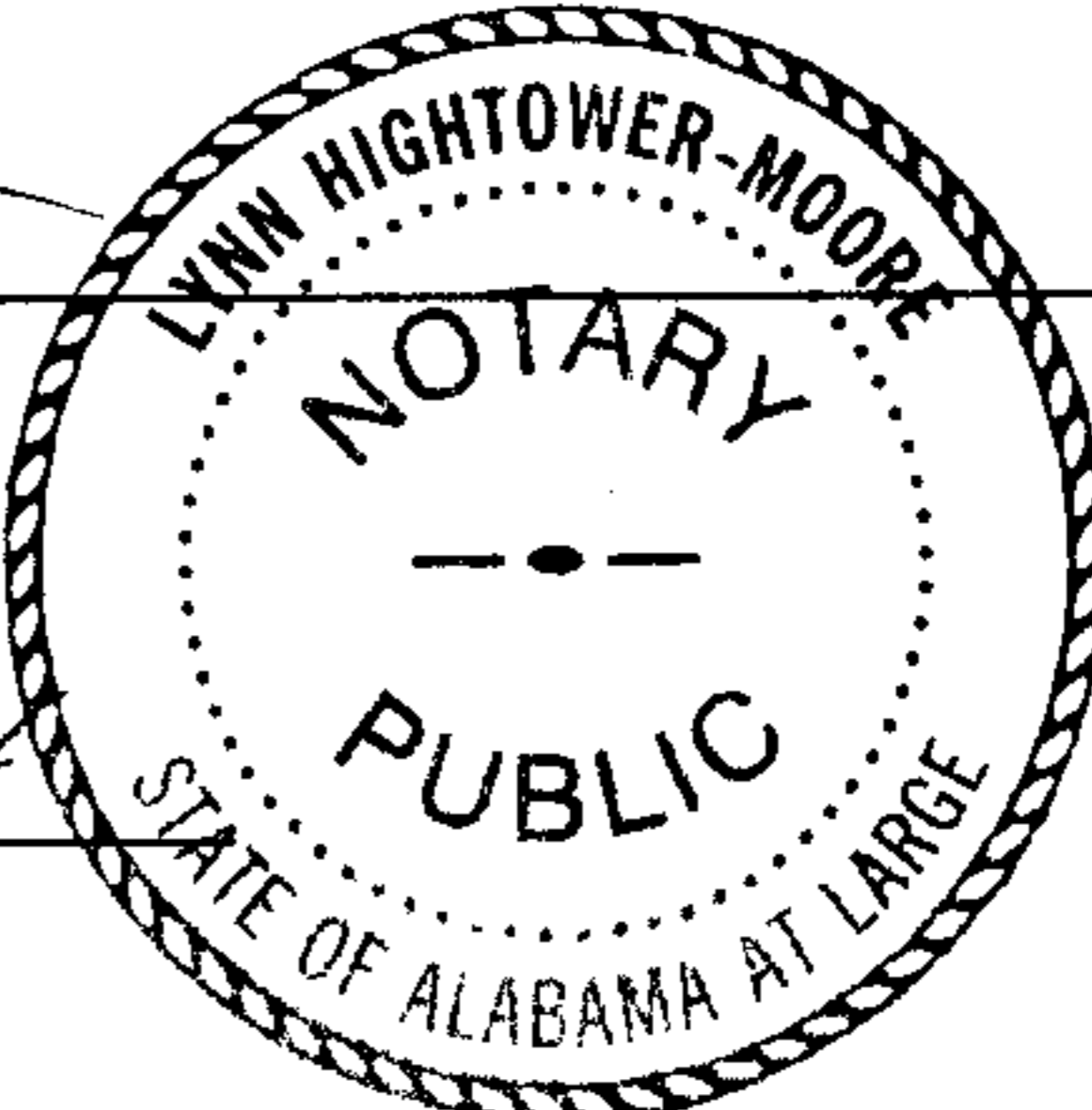
General Acknowledgement


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mari K. Sheffield and husband, David Sheffield** , 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 he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September, 2010.

[Signature]

 Notary Public.
 (Seal)
 My Commission Expires: 1-19-14




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