

3584

Inst # 1998-16857

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
SHIRLEY RYAN BURNETT
30 MONTE TIERRE TRAIL
MONTEVALLO, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIXTY EIGHT THOUSAND and 00/100 (\$68,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHARLES PHILLIP WALKER, JR. and CARLA J. WALKER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SHIRLEY RYAN BURNETT, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 30, ACCORDING TO THE SURVEY OF MONTE TIERRA, AS RECORDED IN MAP BOOK 5 PAGE 114 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Building setback line of 30 feet reserved from Monte Tierra Trail as shown by plat.
2. Easements as shown by recorded plat, including a 10 foot easement on the rear of lot.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 2 page 619 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 112 page 456 and Deed Book 123 page 433 in Probate Office.

\$54,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

05/08/1998-16857
09:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 25.00

IN WITNESS WHEREOF, the said GRANTORS, CHARLES PHILLIP WALKER, JR. and CARLA J. WALKER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of April, 1998.

Charles Phillip Walker Jr
CHARLES PHILLIP WALKER, JR.

Carla J. Walker
CARLA J. WALKER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES PHILLIP WALKER, JR., CARLA J. WALKER 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of April, 1998.

Mary Margaret Kelp
Notary Public

My commission expires: 9/26/2000

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