

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Jefferson }

330,000.

THIS WARRANTY DEED, made and entered into on this, the 6th day of November, 2001, by and between Michael Harvey Bosarge and Tanya Tullos Bosarge, husband and wife, as part s of the first part, and James Philip Purcell and Joan C. Purcell

as part s of the second part;

WITNESSETH: That the said part s of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said part s of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, ha ve this day given, granted, bargained, sold, conveyed and confirmed and do es by these presents give, grant, bargain, sell, convey and confirm unto the said part s of the second part

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 32, according to the Survey of St. Ives at Greystone, as recorded in Map Book 15, page 70 A & B, in the Office of Shelby County, Alabama.

\$230,000.00 of the purchase price was paid from a purchase money mortgage recorded simutlaneously

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part s of the second part,

AND THE SAID part s of the first part hereby covenant s with and represent s unto the said part s of the second part, theirs and assigns, that they have seized in fee of the above described property; that they ha ve a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 2001 which are due and payable October 1, 2001 and that they will forever warrant and defend the title to the same and the possession thereof unto the said part s of the second part, theirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part s of the first part have hereunto set our hand s and seal s on the day and year first above written.

Michael Harvey Bosarge (Seal)
Michael Harvey Bosarge

Tanya Tullos Bosarge (Seal)
Tanya Tullos Bosarge

THE STATE OF GEORGIA
COUNTY OF WINNEN }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Harvey Bosarge and Tanya Tullos Bosarge, husband and wife 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 seal this the 6th day of NOVEMBER, 2000.

Nancy Hartz (Seal)
Notary Public

Prepared by: Barbara Nadeau, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

Inst # 2001-07005

03/01/2001-07005
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MIB 111.00