

Prepared by:  
MALCOLM S. McLEOD, ESQ.  
1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send tax notice to:  
Brandon Boyington  
2160 15<sup>th</sup> Street  
Calera, AL 35040

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THREE THOUSAND and no/100 DOLLARS (\$103,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **BRIAN RINEHARD and NIKKI RINEHARD, husband and wife**, (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **BRANDON BOYINGTON, a single man** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 13, according to the Survey of The Willows at Calera, as recorded in Map Book 26, page 85, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$82,400.00 of the above recited purchase price was paid with a purchase first mortgage and \$20,400.00 with a second mortgage HELOC recorded herewith.

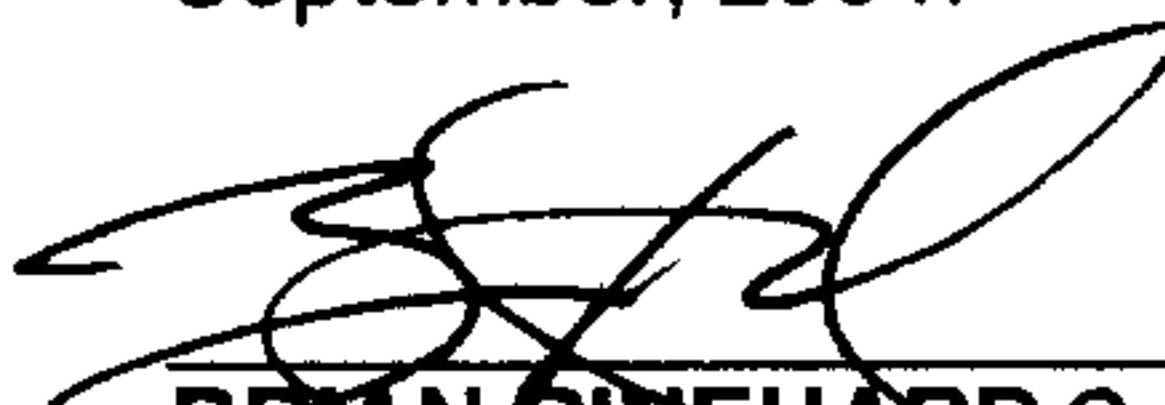

Address of the Property: 2160 15<sup>th</sup> Street  
Calera, AL 35040

Subject to taxes for the year 2004 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that they have a good right to sell and convey the same as aforesaid, and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 29th day of September, 2004.

  
BRIAN RINEHARD  
  
NIKKI RINEHARD

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **BRIAN RINEHARD and NIKKI RINEHARD**, 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 Instrument, they signed their names voluntarily on the day the same bears date.

2004.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of ~~June~~ <sup>September</sup> 2004.

NOTARY PUBLIC  
My Commission Expires:

