SEND TAX NOTICE TO:
Kimberly Deleon
203 2nd Avenue SW
Alabaster, Alabama 35007

This instrument was prepared by
Richard B. McClelland
Preferred Title Agency, Inc.
300 Office Park Drive, Suite 230
Birmingham, Alabama 35223

20050512000228290 1/2 $18.50
Shelby Cnty Judge of Probate, AL
05/12/2005 09:00:38AM FILED/CERT

WARRANTY DEED

STATE OF Alabama
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty Three Thousand dollars & no cents ($63,000.00)**
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **William E. Durrett,** Married **man and Robert L. Durrett,** MARRIED **man and James L. Durrett,** MARRIED **man and Troy T. Durrett,** MARRIED **man and Martha D. Langston,** MARRIED **woman, heirs at law of Annie Lee Durrett, deceased** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Kimberly Deleon, an unmarried woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 8, BLOCK 1, ACCORDING TO THE SURVEY OF W. J. MAXWELL SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 71, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2005 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any. (4) Right of Way to Alabama Power Company as recorded in Book 234, Page 424. (5) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 3, Page 71.

This property does not represent the homestead of the grantors nor their spouses.

$ 59,850.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 **May 2, 2005** .

James L. Durrett (Seal)
James L. Durrett

William E. Durrett (Seal)
William E. Durrett

Troy T. Durrett (Seal)
Troy T. Durrett

Robert L. Durrett (Seal)
Robert L. Durrett

Martha D. Langston (Seal)
Martha D. Langston

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STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William E. Durrett and Robert L. Durrett and James L. Durrett and Troy T. Durrett and Martha D. Langston**, 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 2nd day of May, 2005

Richard B. McClellan
Notary Public.

(Seal)

Shelby County, AL 05/12/2005
State of Alabama

Deed Tax:$3.50

R L D JTD MDL JJ.D. WE.D.

WARRANTY DEED
Closers' Choice