

2005052500253820 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/25/2005 09:29:26AM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Sylvia Flack
612 - 9th Court SW
Alabaster, Alabama 35007

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Sixty thousand and no/100** (\$60,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Brandon L. Harbin, an unmarried man and Stephen D. Burns, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sylvia Flack** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

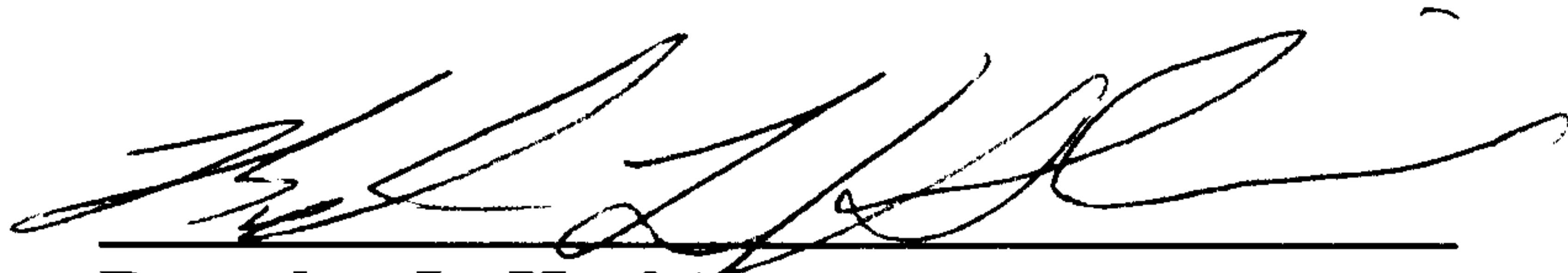
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$58,200.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th day of May, 2005.

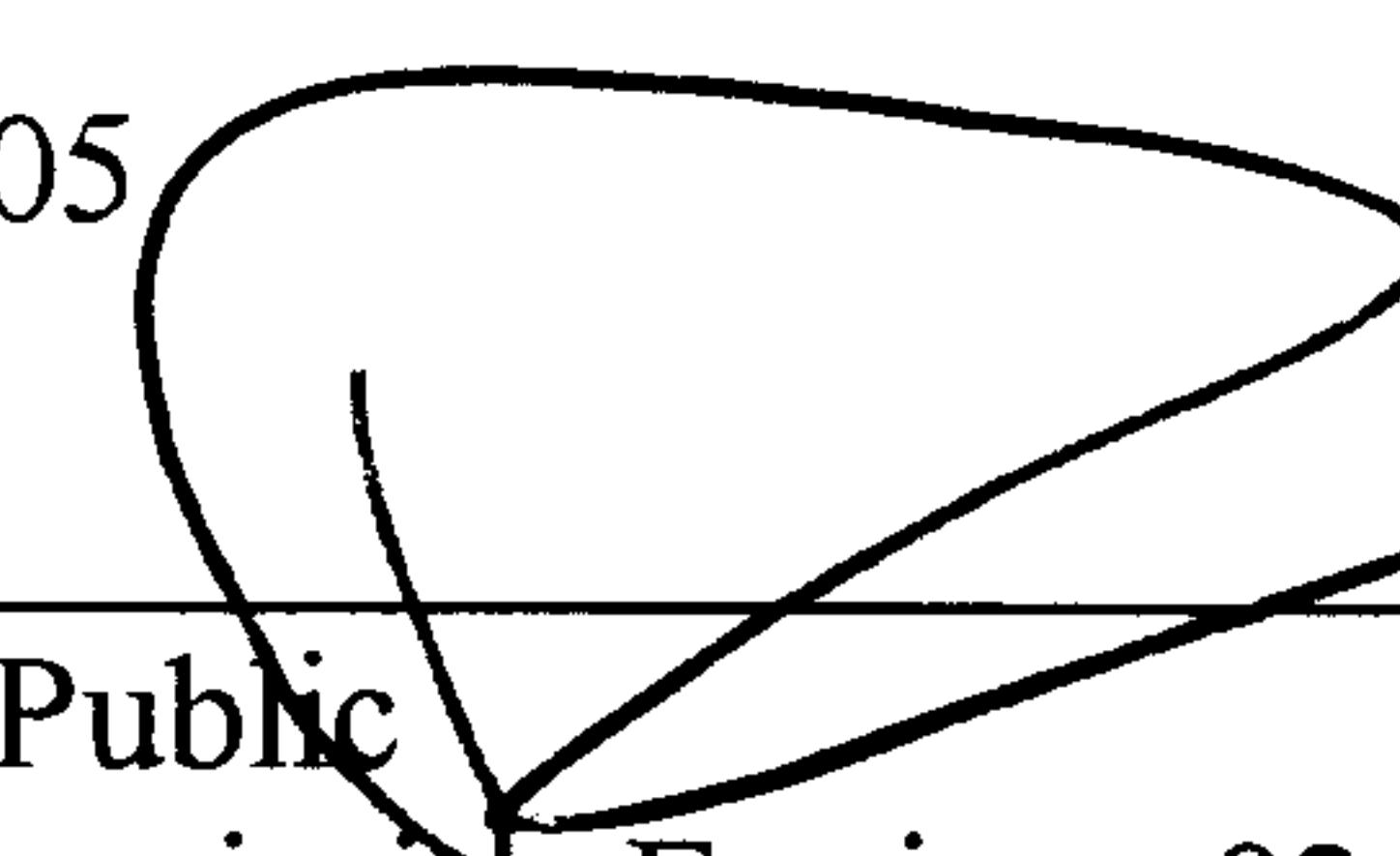

Brandon L. Harbin


Stephen D. Burns

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Brandon L. Harbin, an unmarried man and Stephen D. Burns, an unmarried man** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of May, 2005


Notary Public
My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2/25/2009

Shelby County, AL 05/25/2005
State of Alabama

Deed Tax: \$2.00



20050525000253820 2/2 \$16.00
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EXHIBIT "A" LEGAL DESCRIPTION

Lot 106 as shown on a map entitled, "Property Line Map, Siluria Mills" as recorded in Map Book 5, page 10, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the Northerly right of way line of 2nd Place and the Westerly right of way line of Fallon Avenue, said right of way lines as shown on the map of the Dedication of the streets and easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 2nd Place for 150.09 feet to the point of beginning; thence 88°36'52" right and run Northeasterly for 78.07 feet; thence 90°06'49" left and run Northwesterly for 78.99 feet; thence 89°55'24" left and run Southwesterly for 76.01 feet to a point on the Northerly right of way line of 2nd Place; thence 88°36'39" left and run Southeasterly along said right of way line of 2nd Place for 79.00 feet to the point of beginning; being situated in Shelby County, Alabama.