

20050603000269800 1/2 \$59.50
Shelby Cnty Judge of Probate, AL
06/03/2005 12:22:46PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED AND EIGHTY TWO THOUSAND NO/100 DOLLARS (\$182,000.00) to him in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KEVIN G. WALKER and TABITHA J. WALKER, HUSBAND and WIFE** (herein after referred to as "Grantor(s)") does by these presents grant, bargain, sell and convey unto **BRUCE H. BEST and CAROLYN O. BEST** (herein after referred to as "Grantee") the following described real estate situated in SHELBY County, ALABAMA, to wit:

LOT 16, IN BLOCK 2, ACCORDING TO THE SURVEY OF TOWN OF ADAM BROWN, PHASE 2, AS RECORDED IN MAP BOOK 8, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


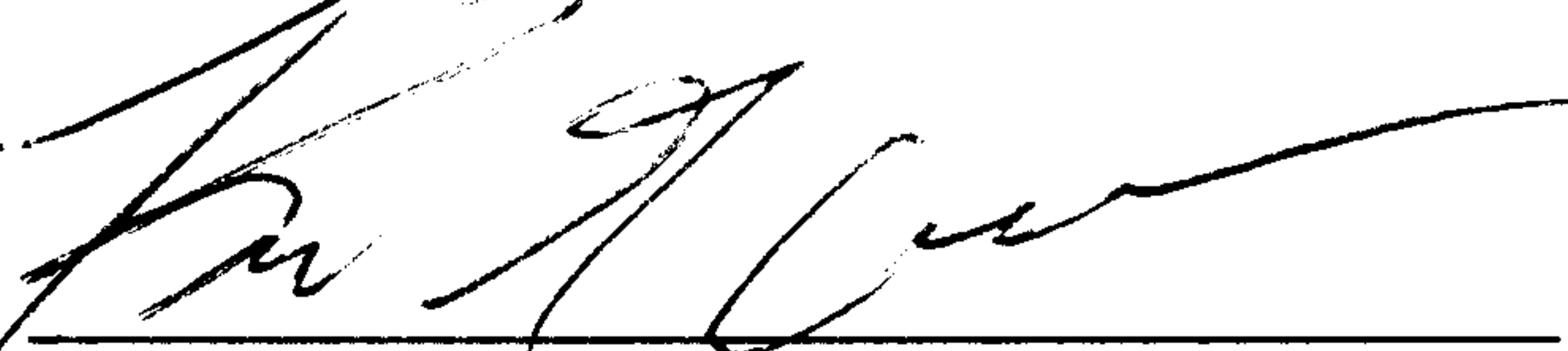
SUBJECT to: Ad Valorem taxes for the year 2005, which are a lien not yet due and payable.
Restrictions, Easement and Right of Ways of record.

This deed prepared without examination of title.


\$ 136,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the aforegranted premises to the said Grantee as sole owner. And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has set his hand and seal this 23rd day of ~~MARCH~~ MAY, 2005.

MAY 


KEVIN G. WALKER



TABITHA J. WALKER

STATE OF ALABAMA
COUNTY OF Jefferson.

I, the undersigned, a Notary Public, in and for said county and state, hereby certify that **KEVIN G. WALKER and TABITHA J. WALKER** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 23rd day of ~~MARCH~~ ^{MAY} 15th 4W, 2005.

Stj. Gw

Notary Public

My Commission Exp: 1/28/08.

GRANTEES MAILING ADDRESS:

3035 Old Stone Drive

Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

MISSY GRAY

STUART J. GARNER, LLC

2012 LANCASTER ROAD

BIRMINGHAM, AL 35209

PHONE: 205-879-2420



20050603000269800 2/2 \$59.50
Shelby Cnty Judge of Probate, AL
06/03/2005 12:22:46PM FILED/CERT

Shelby County, AL 06/03/2005
State of Alabama

Deed Tax: \$45.50