



20050620000303980 1/1 \$171.00
Shelby Cnty Judge of Probate, AL
06/20/2005 09:39:35AM FILED/CERT

WARRANTY DEED

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

Send tax notice to:
Laura Perkins
8214 Wynwood Drive
Helena, Alabama 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

Shelby County, AL 06/20/2005
State of Alabama

Deed Tax: \$160.00

Know All Men by These Presents: That in consideration of **One hundred sixty thousand and no/100 (\$160,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **David E. Younce and Kay B. Younce, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Laura Perkins** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 303, according to the Survey of Wyndham Sector, as recorded in Map Book 23, Page 37, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

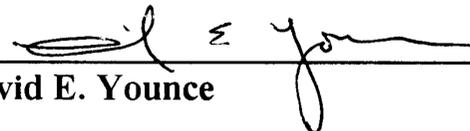
Subject to mineral and mining rights if not owned by Grantor.

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

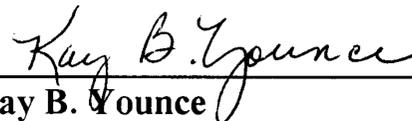
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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 6th day of June, 2005.



David E. Younce

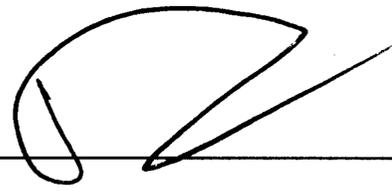


Kay B. Younce

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **David E. Younce and Kay B. Younce, husband and wife** 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 6th day of June, 2005.



Notary Public
My Commission Expires: 02-25-09

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