20050701000329480 1/1 $86.00
Shelby Cnty Judge of Probate,AL
07/01/2005 11:35:21AM FILED/CERT

WARRANTY DEED

Shelby County, AL 07/01/2005
State of Alabama

Deed Tax:$75.00

STATE OF ALABAMA]
COUNTY OF SHELBY]

That in consideration of One Hundred Fifteen Thousand and no/100s Dollars [$115,000.00] and other good and valuable consideration to the undersigned Grantors, Marilyn F. Detwiler, individually and as personal representative of the Estate of Mary W. Faulkner, fee simple owners, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Clifford D. Kelso and Dorothy B. Kelso, husband and wife as joint tenants with rights of survivorship, (herein referred to as Grantees) the following described real estate, situated in Shelby County, Alabama, to wit:

170 Mockingbird Lane, Sterrett, AL 35147-8210

Lot 2-A, according to the Resurvey of Lot 2 of Faulkner Estates, as recorded in Map Book 27, page 17, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to all easements, limitations, conditions, restrictions, covenants, mineral & mining rights, rights of way of record; taxes for 2005 and subsequent years not yet due and payable.

Subject to mortgage in the amount of $40,000.00 [Forty Thousand & no/100s Dollars].

TO HAVE AND TO HOLD, to the said GRANTEES, his heirs, executors, successors and assigns forever.

AND SAID GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that GRANTORS have a good right to sell and convey the same as aforesaid, and that GRANTORS will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 29 day of June, 2005.

Marilyn F. Detwiler, individually and as Personal Representative for the Estate of Mary W. Faulkner
GRANTOR, Marilyn F. Detwiler, individually
And as Personal Representative for the
Estate of Mary W. Faulkner

STATE of ALABAMA
COUNTY of JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marilyn F. Detwiler, individually and as Personal Representative for the Estate of Mary W. Faulkner and James A. Detwiler, husband, 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 conveyance, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29 day of June, 2005.

Sherry H Thomas
NOTARY PUBLIC
My Commission Expires: 12/16/2007

INSTRUMENT PREPARED BY:
Law Office of Sherry H Thomas, LLC
Chase Commerce Park, Suite 109
3821 Lorna Road
Birmingham, AL 35244

SEND TAX NOTICE TO:
Mr. & Mrs. Clifford D. Kelso
170 Mockingbird Lane
Sterrett, AL 35147-8120