


20050801000384360 1/2 \$37.50
Shelby Cnty Judge of Probate, AL
08/01/2005 10:01:14AM FILED/CERT

Send tax notice to:

Jennifer E. Boyle

426 Mid Ridge Lane

Pelham, AL 35124

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

Shelby County, AL 08/01/2005
State of Alabama

Deed Tax: \$22.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eleven Thousand Five Hundred and 00/100 Dollars (\$111,500.00) in hand paid to the undersigned, Heather Barton and husband Maxwell Barton (hereinafter referred to as "Grantor") by Jennifer E. Boyle an unmarried person (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the survey of Final Plat of Midridge Village, Phase 1, as recorded in Map Book 29, Page 80, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$89,200.00 and \$22,300.00 OF THE CONSIDERATION AS WAS PAID FROM THE
PROCEEDS OF A MORTGAGE LOAN.

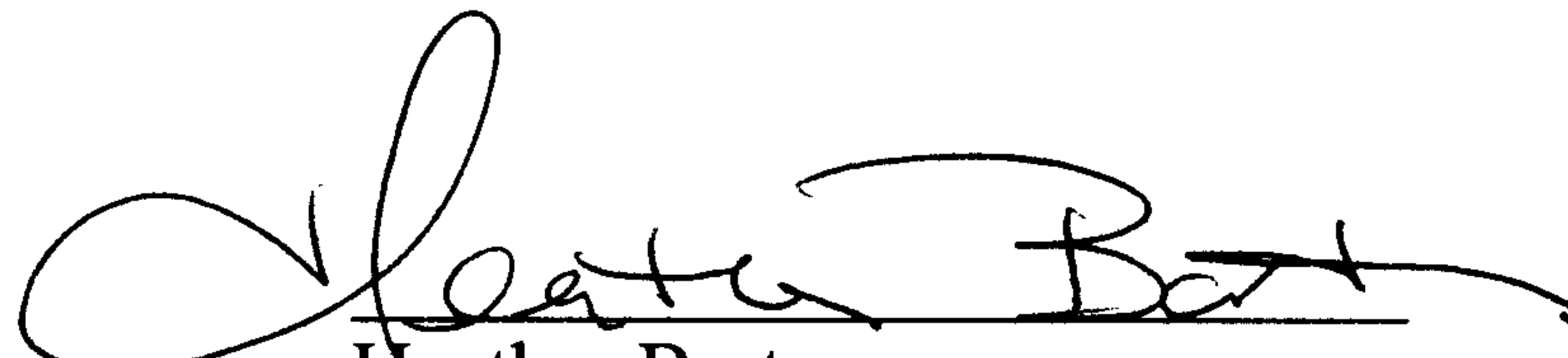
Heather Barton is one and the same person as Heather D. Saucer.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 22nd day of July, 2005.


Heather Barton

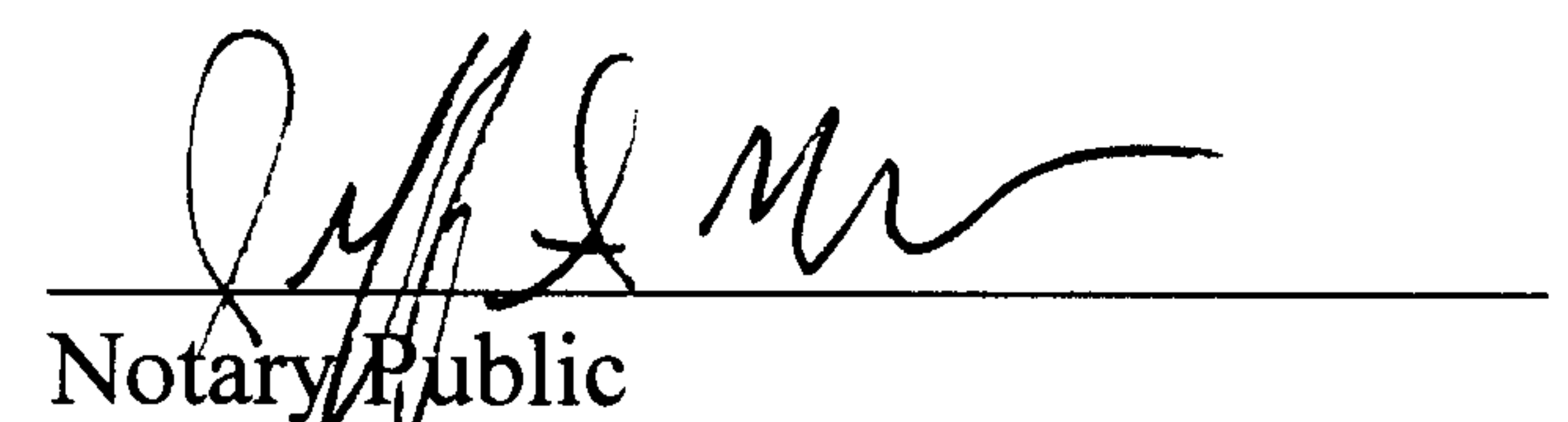

Maxwell Barton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heather Barton and Maxwell Barton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of July, 2005.

(Notary Seal)


Notary Public
Print Name: Jeffrey Adam Morris
Commission Expires: 06/22/09