

20051024000553060 1/1 \$19.50
Shelby Cnty Judge of Probate, AL
10/24/2005 04:16:21PM FILED/CERT

Shelby County, AL 10/24/2005
State of Alabama

Deed Tax: \$8.50

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS AND 00/100----- (\$165,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, JAMES PARKS AND KATHY PARKS, HUSBAND AND WIFE , herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto ALEXANDER LAYNE BURRUS AND NONNA S. DVOSKINA, herein referred to as Grantee(s), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 13, ACCORDING TO THE SURVEY OF DEARING DOWNS FOURTH ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 179, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$156,750.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2005, are a lien and yet due and payable but not yet delinquent, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 18th day of October, 2005.

WITNESS:

James Parks
JAMES PARKS
Kathy Parks AIF
BY: KATHY PARKS, AIF
Kathy Parks
KATHY PARKS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State hereby certify that KATHY PARKS AND INDIVIDUALLY AND AS ATTORNEY IN FACT FOR JAMES PARKS, 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, she individually and in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 18th day of October, 2005.

My Commission Exp:

~~CHRISTOPHER P. MOSELEY~~
MY COMMISSION EXPIRES 10/27/05

Christopher P. Moseley
Notary Public

THIS INSTRUMENT PREPARED BY:
Moseley & Associates, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL. 35243

SEND TAX NOTICE TO:
Alexander Layne Burrus
1424 East Whirlaway
Birmingham, Al. 35210

