

20051108000580820 1/2 \$94.00
Shelby Cnty Judge of Probate, AL
11/08/2005 12:55:45PM FILED/CERT

Shelby County, AL 11/08/2005
State of Alabama

Deed Tax: \$80.00

Send tax notice to:

Rhoda B. Mahan
4800 Keith Drive
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

NTC 0500280

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$179,900.00) in hand paid to the undersigned, Edwin S. Burtnett and Tiffany W. Burtnett, Husband and Wife, (hereinafter referred to as "Grantor") by Rhoda B. Mahan (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 6, Block 14, according to the map of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Also, two parcels of land described as follows:

Commence at the Southeast corner of said Lot 6, being the Point of Beginning; thence run West along the South line of Lot 6, 74.23 feet to the Southwest corner of Lot 6; thence an interior angle of 87 degrees 52 minutes Southerly 45.84 feet; thence an interior angle right of 92 degrees 14 minutes 15 seconds Easterly of 34.21 feet to the Right of Way of Alabama Highway No. 119; thence an interior angle right of 129 degrees 50 minutes 55 seconds 59.83 feet Northeasterly along said right of way to the point of Beginning. ALSO, Commence at the Northeast corner of Lot 6, being the Point of Beginning; thence run Southerly along the East line of Lot 6, 89.02 feet; thence an interior angle right 38 degrees 49 minutes 46 seconds Northeasterly along the right of way of Alabama Highway No. 119, 67.68 feet; thence an interior angle right 91 degrees 42 minutes 10 seconds Northwesterly 55.84 feet along the Southwesterly Right of Way of Keith Drive to the Point of Beginning.

SUBJECT TO:

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

\$99,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

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.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 4th day of November, 2005.

Edwin S. Burtnett

Edwin S. Burtnett

Tiffany W. Burtnett

Tiffany W. Burtnett

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edwin S. Burtnett and Tiffany W. Burtnett, Husband and Wife, whose name are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of November, 2005.



Mary Pamela Short

Notary Public

Print Name: Mary Pamela Short

Commission Expires: 9-16-06