This instrument was prepared by: Mike T. Atchison P O Box 822 Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA)

## KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

and NO/00 That in consideration of EIGHTY FIVE THOUSAND EIGHT HUNDRED (\$85,800.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

PEGGY J. HILL, A 5. -9

WOMAN

grant, bargain, sell and convey unto,

## MACY M BURNETTE

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

LOT NO. 7, HIGHLANDS SUBDIVISION, AS SHOWN ON MAP RECORDED IN MAP BOOK 5 PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$68,640.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

\$17,160.00 of the above-recited consideration was paid from a second mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10<sup>TH</sup> day of November, 2005.

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

PEGGY J HILL

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 they executed the same voluntarily on the day the same/befars date.

Given under my hand and official seal this 10<sup>TH</sup> day of November, 2005/

Notary Public

My Commission Expires: 10-16-08