



20051121000606650 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
11/21/2005 02:56:38PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to C
GRANTEE'S ADDRESS:
Kim Bearden
106 Indian Landing Road
Pelham, Alabama 35124

The preparer of this deed makes no certification as to title and has not examined the title to the property.

Shelby County, AL 11/21/2005
State of Alabama

STATE OF ALABAMA)
SHELBY COUNTY) **GENERAL WARRANTY DEED**

Deed Tax: \$5.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Thousand and 00/100 (\$5,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Richard Kevin Wash, a single individual, and Kim Bearden f/k/a Kim Bearden Wash, a single individual**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kim Bearden, a single individual**, (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 43, according to the Survey of Indiancreek, Phase III, as recorded in Map Book 15 page 74 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Kim Bearden Wash and Kim Bearden are one and the same person.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, **Richard Kevin Wash, a single individual, and Kim Bearden, a single individual**, have hereunto set their hands and seals this the 21st day of October, 2005.

Richard Kevin Wash

Kim Bearden

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Richard Kevin Wash, and Kim Bearden, single individuals, 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of October, 2005.

My Commission Expires January 30, 2007

Notary Public - Faye Horton

NOTARY PUBLIC
My Commission Expires: Jan 30, 2007