

Shelby County, AL 12/05/2005 State of Alabama Deed Tax:\$150.00

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

FRANKIE D. SILLS 3366 NORTH WILDEWOOD DRIVE PELHAM, AL 35124

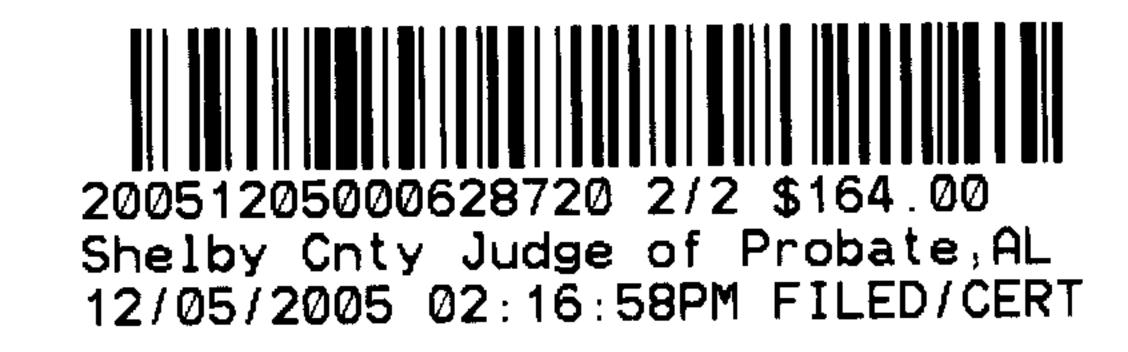
## WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY THOUSAND DOLLARS and 00/100 (\$150,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM H. BACON and RUBY S. BACON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto FRANKIE D. SILLS, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 27, according to the Amended Map of Wildewood Village, Third Addition, as recorded in Map Book 8, Page 182, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

## SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
- 3. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION AS SHOWN BY INSTRUMENT(S) RECORDED IN MISC. BOOK 54, PAGE 172.
- 4. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 55, PAGE 117.
- 5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 355, PAGE 257.
- 6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 73, PAGE 391 AND DEED BOOK 255, PAGE 188.
- 7. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 54, PAGE 171.



\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or their heirs and assigns, that 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, WILLIAM H. BACON and RUBY S. BACON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of November, 2005.

WILLIAM H. BACON

Ruhy S. Bacon RUBY S. BACON

STATE OF ALABAMA)
COUNTY OF SHELBY)

## ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM H. BACON, RUBY S. BACON whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 22nd day of November, 2005.

Notary Public

My commission expires: