

**WARRANTY DEED**

This instrument was prepared by:  
✓ B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Karen D. Massey  
2266 Richmond Circle  
Pelham, Alabama 35124

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred fifty three thousand seven hundred fifty and no/100 (\$153,750.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Zachary A. Vandyke and Tiffany P. Vandyke, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Karen D. Massey** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 17, according to the Survey of Chanda-Terrace 5<sup>th</sup> Sector, as recorded in Map Book 14, Page 10, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.


\$118,387.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.


To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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

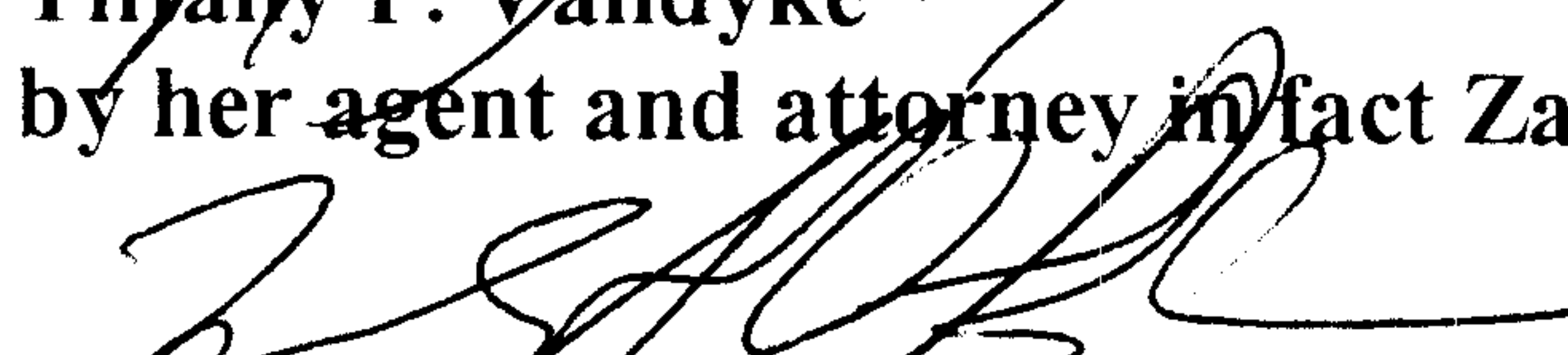
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 9<sup>th</sup> day of January, 2006.

\_\_\_\_\_  
  
\_\_\_\_\_

  
\_\_\_\_\_  
Zachary A. Vandyke

  
\_\_\_\_\_  
Tiffany P. Vandyke

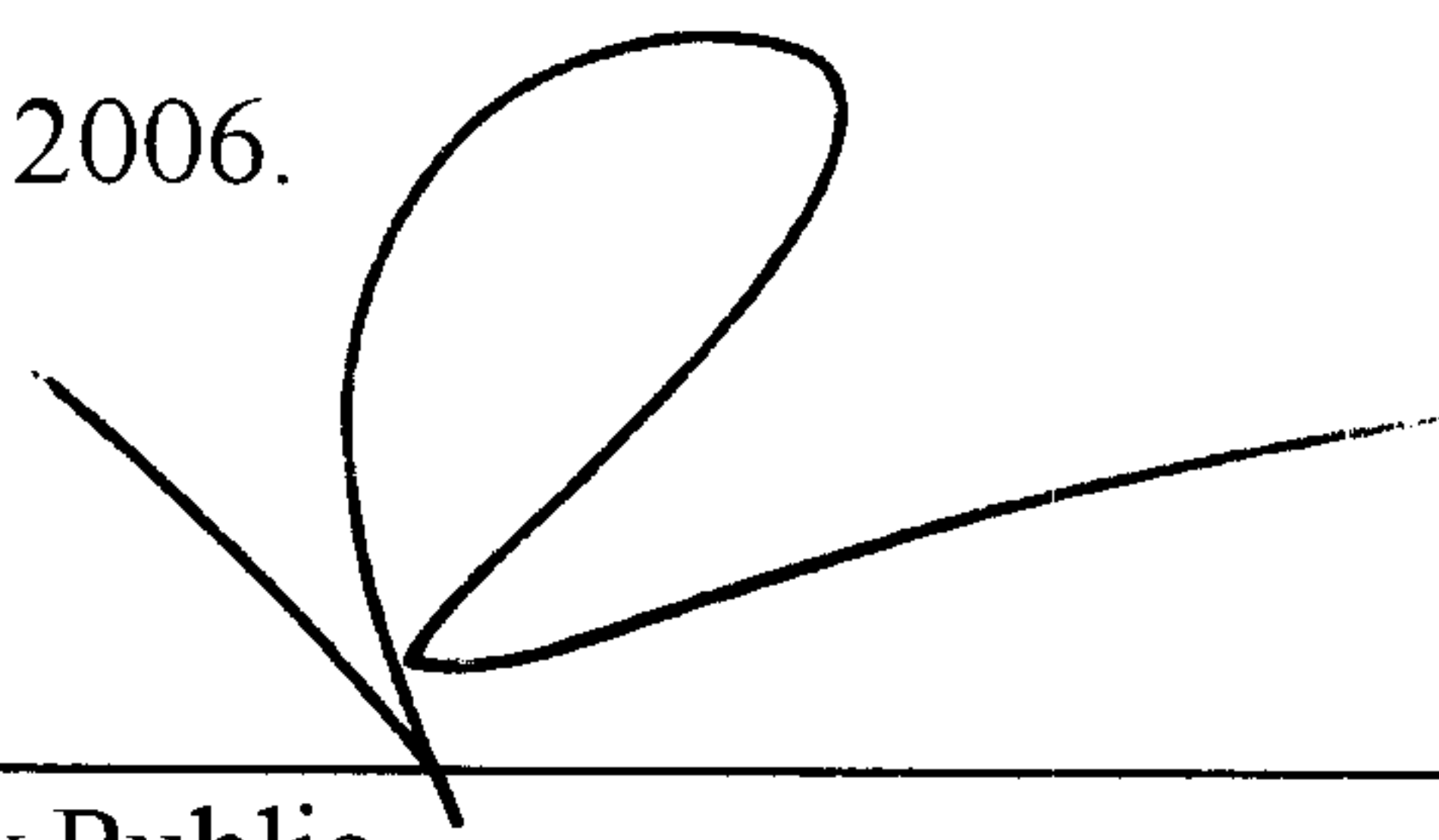
by her agent and attorney in fact Zachary A. Vandyke

  
\_\_\_\_\_

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Zachary A. Vandyke 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9<sup>th</sup> day of January, 2006.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02-25-09

**B. CHRISTOPHER BATTLES**  
Notary Public - Alabama, State At Large  
My Commission Expires 2 / 25 / 2009

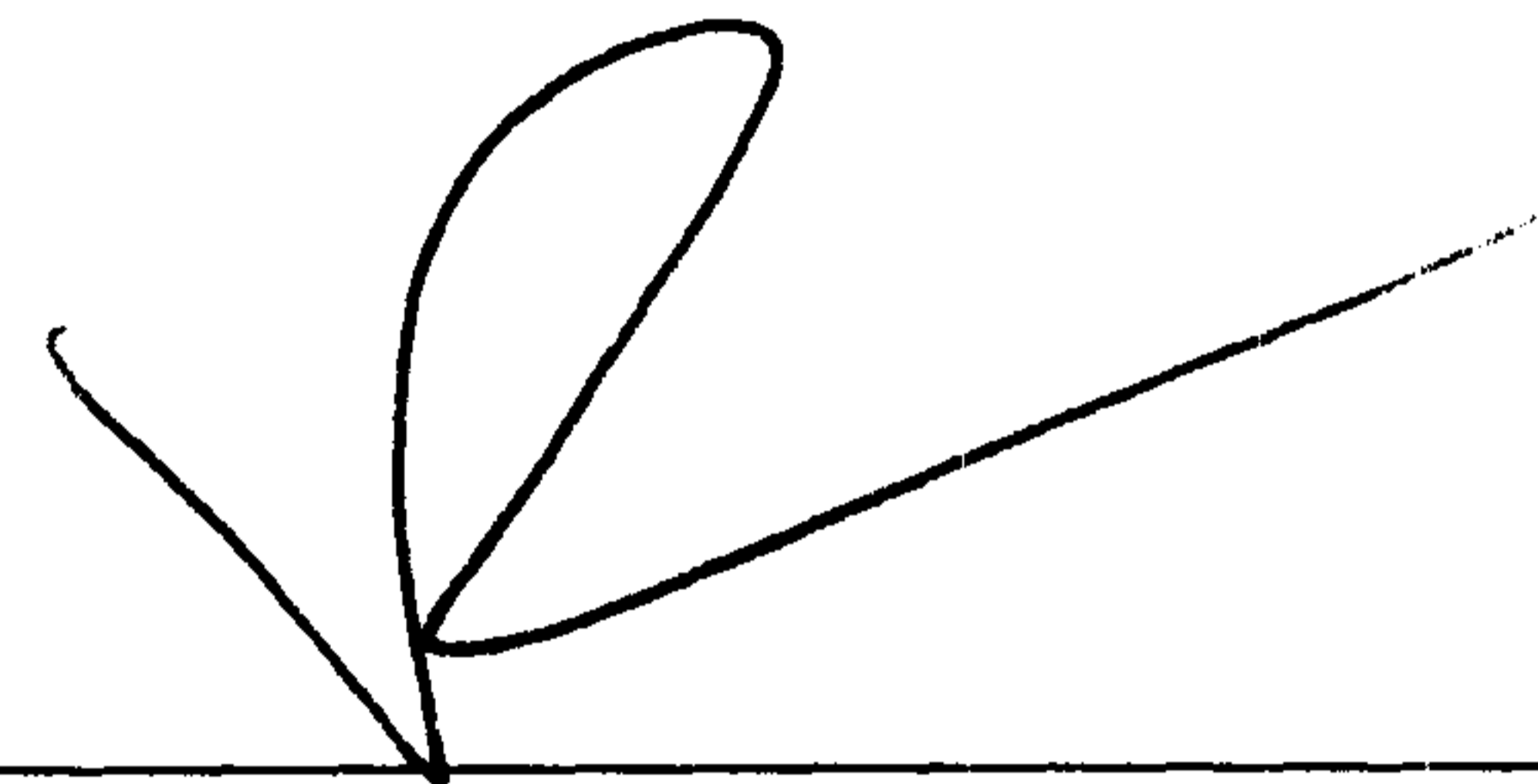
20060124000037730 2/2 \$49.50  
Shelby Cnty Judge of Probate, AL  
01/24/2006 11:27:28AM FILED/CERT

## ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State, hereby certify that Zachary A. Vandyke, whose name as Attorney in Fact for Tiffany P. Vandyke, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/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 official seal this 9<sup>th</sup> day of January, 2006.



Notary Public

My commission expires:02-25-09

**B. CHRISTOPHER BATTLES**  
Notary Public - Alabama, State At Large  
My Commission Expires 2 / 25 / 2009