

Shelby County, AL 03/09/2006
State of Alabama

Deed Tax: \$29.00

Send tax notice to:
Robert S. Phagan
601 OAKLINE DRIVE
HOOVER, ALABAMA 35226

STATE OF ALABAMA
Shelby COUNTY

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

RTC0600095

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixteen Thousand and 00/100 Dollars (\$116,000.00) in hand paid to the undersigned, Karen L. Smith (now known as Karen Smith McAlpin) and Jeffrey Marlon McAlpin, Wife and Husband (hereinafter referred to as "Grantor") by Raymond S. Phagan (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 33, according to the Map of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$87,000.00 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.



20060309000111540 2/2 \$43.00
Shelby Cnty Judge of Probate, AL
03/09/2006 01:30:37PM FILED/CERT

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 27th day of February, 2006.

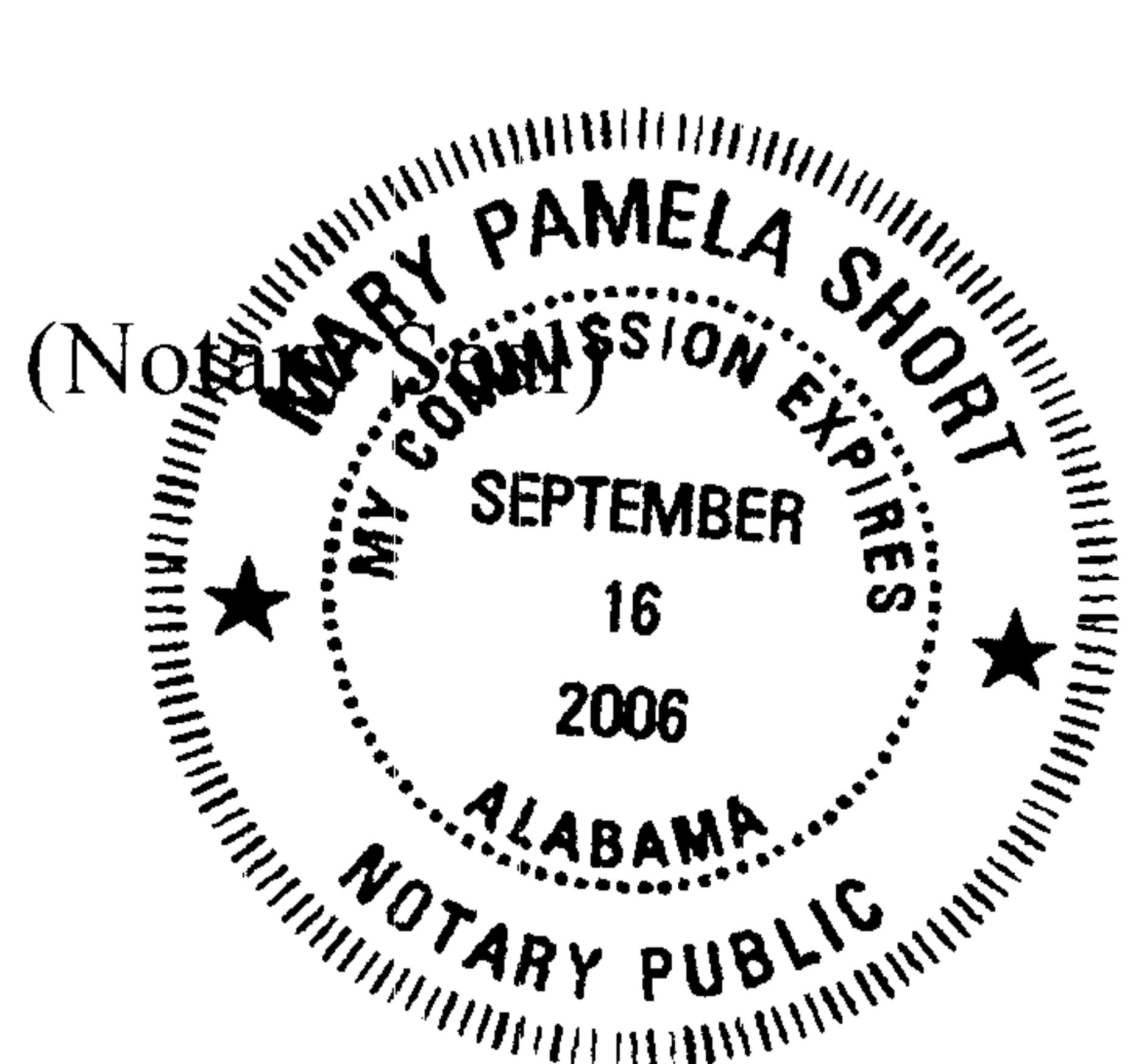
Karen Smith McAlpin
Karen Smith McAlpin
formerly known of record as
Karen L. Smith

Jeffrey Marlon McAlpin
Jeffrey Marlon McAlpin

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Smith McAlpin (formerly known of record as Karen L. Smith) and Jeffrey Marlon McAlpin whose name is signed to the foregoing instrument, and who is 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 27th day of February, 2006.



Mary Pamela Short
Notary Public
Print Name: *Mary Pamela Short*
Commission Expires: *16-06*