



20060504000210780 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/04/2006 03:31:45PM FILED/CERT

SEND TAX NOTICE TO:

Gerald C. Hatton
1338 Sugar Drive
Birmingham, AL 35214

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Six Thousand and no/100s Dollars (\$106,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Deborah Akers, an unmarried person** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Gerald C. Hatton**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to wit:

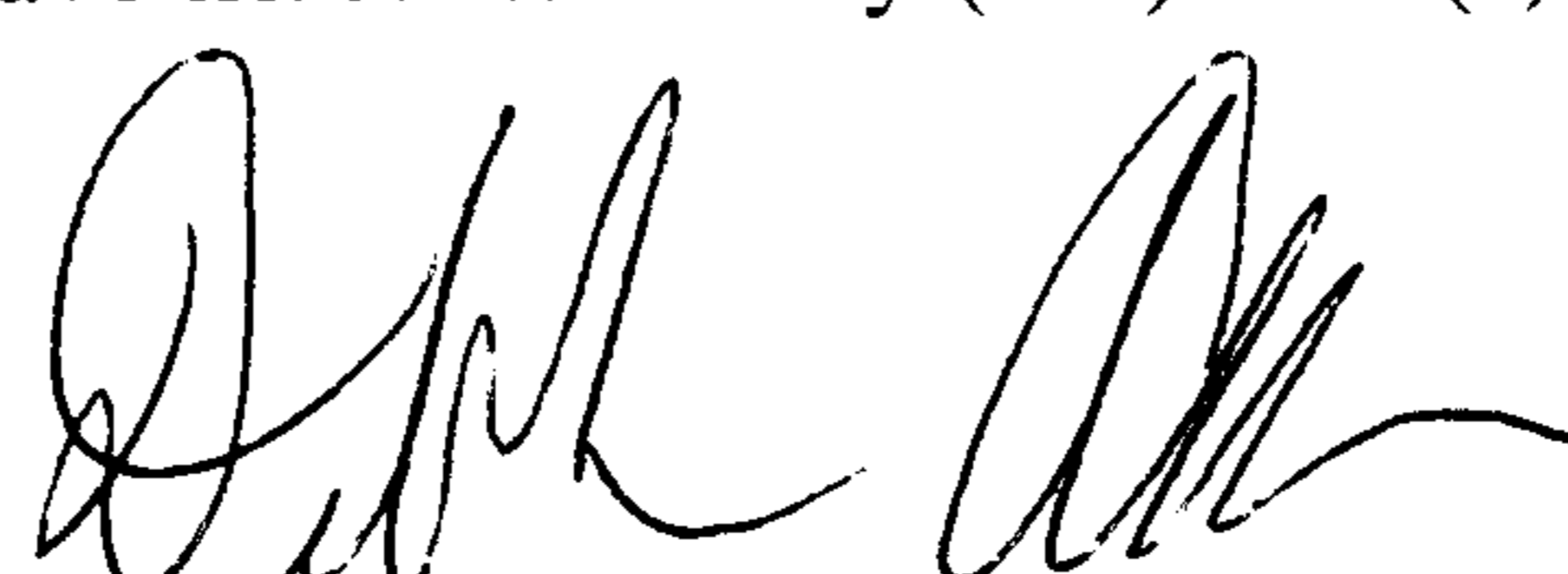
Lot 20, according to the Survey of Amended Map of Sugar Oaks, as recorded in map Book 16, page 126, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the year 2006, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record.

\$ 105,169.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, his, heirs or their heirs and assigns forever; it being the intention of the parties to this conveyance. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated 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 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 the 28th day of April, 2006.



Deborah Akers

Shelby County, AL 05/04/2006
State of Alabama
Deed Tax: \$1.00

Knocke with map...



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STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Deborah Akers** 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 28th day of April, 2006.

My Commission Expires: 10/31/08



Notary Public

(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.
Kracke & Thompson, LLP
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(205) 933-2756