

20060505000213940 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/05/2006 03:26:47PM FILED/CERT

FRS File No.: 470983

Customer File No.: 78247

WARRANTY DEED

THE STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Nine Thousand and No/100-----(\$209,000.00)----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Paul N. Shealy, Jr. and Johnette W. Shealy, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Barry Anderson
XK

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 36, according to the Survey of Southern Hills Sector 6 Phase 2, as recorded in Map Book 18, page 79, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 297 Milgray Lane, Calera, AL 35040, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

\$ 167,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\$ 41,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

W. Hall

same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 31st day of March, 2006.

● Paul N. Shealy, Jr. (Seal)
Paul N. Shealy, Jr.

● Johnette W. Shealy (Seal)
Johnette W. Shealy

THE STATE OF South Carolina
COUNTY OF Newberry }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul N. Shealy, Jr. married (fill in marital status) 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 the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 31st day of March, 2006.

● Linda S. Knight (Seal)
Notary Public

7/30/07
My Commission Expires

THE STATE OF South Carolina
COUNTY OF Newberry }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Johnette W. Shealy married (fill in marital status) 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 the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 31st day of March, 2006.

● Linda S. Knight (Seal)
Notary Public

7/30/07
My Commission Expires

This document prepared by: Jason Benzinger, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344

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