

20060517000232140 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
05/17/2006 09:14:01AM FILED/CERT

Shelby County, AL 05/17/2006
State of Alabama

Deed Tax: \$18.00

BHM0600049

Send tax notice to:

JORDAN MCNEELY
209 PARK VILLAGE CIRCLE
ALABASTER, AL 35007

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand and 00/100 Dollars (\$90,000.00) in hand paid to the undersigned, W A McNeely III, a married person (hereinafter referred to as "Grantor") by Jordan McNeely (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 52, according to the Survey of Park Forest Village, as recorded in Map Book 31, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

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

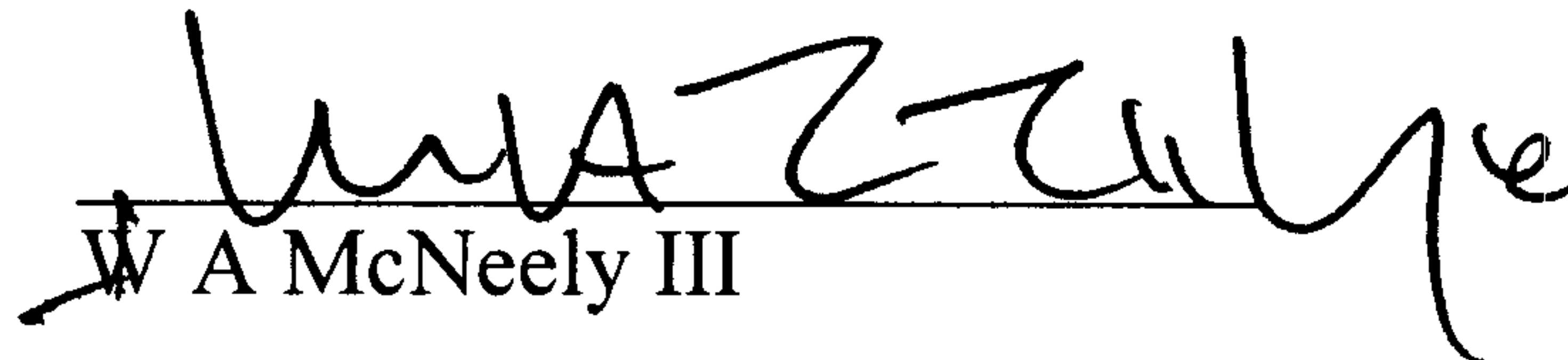
SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE
GRANTOR NOR HIS RESPECTIVE SPOUSE.

\$72,000.00 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.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 13th day of APRIL, 2006.

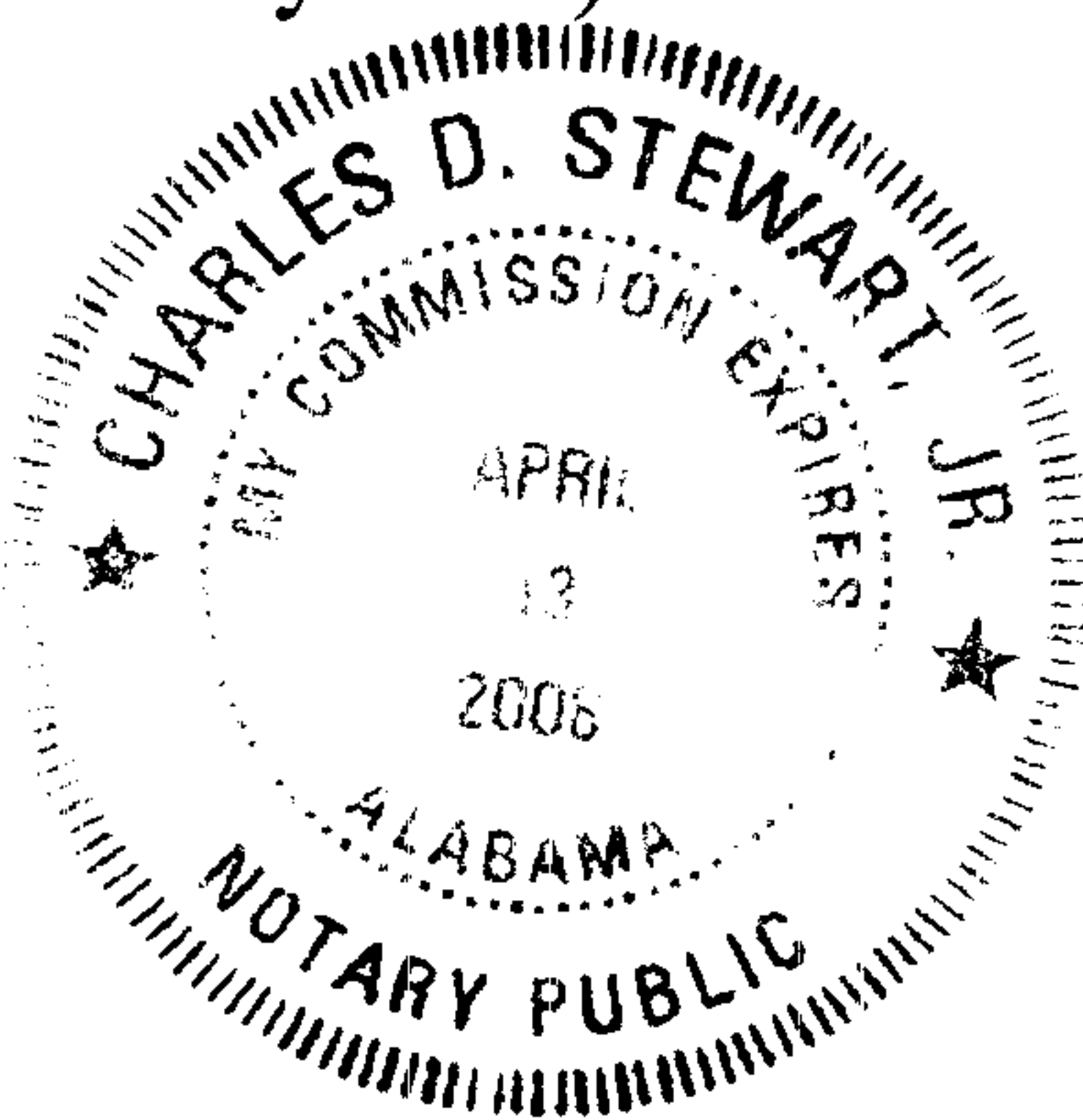

W A McNeely III

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W A McNeely III, a married person 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13TH day of APRIL, 2006.

(Notary Seal)




Notary Public

Print Name:

Commission Expires:

Charles D. Stewart Jr.
4-13-08