

20060524000247390 1/2 \$344.00
Shelby Cnty Judge of Probate, AL
05/24/2006 03:09:26PM FILED/CERT

Shelby County, AL 05/24/2006
State of Alabama

Deed Tax: \$330.00

Send tax notice to:
Mildred Tate and Pamela K. Tate
24 The Oaks Circle
Hoover, Alabama 35244

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

NTC 06 00 276

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00) in hand paid to the undersigned, Janet B. Fulton and Cyrus B. Fulton, Jr., Wife and Husband (hereinafter referred to as "Grantor") by Mildred Tate, and Pamela K. Tate Revocable Trust, dated 2/9/01 (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 24, together with an undivided 1/43rd interest in Lot 44 (Common Area), according to the Map of The Oaks, recorded in Map Book 10, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$-0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

SUBJECT TO:

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

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 15th day of May, 2006.

Janet B. Fulton
Janet B. Fulton

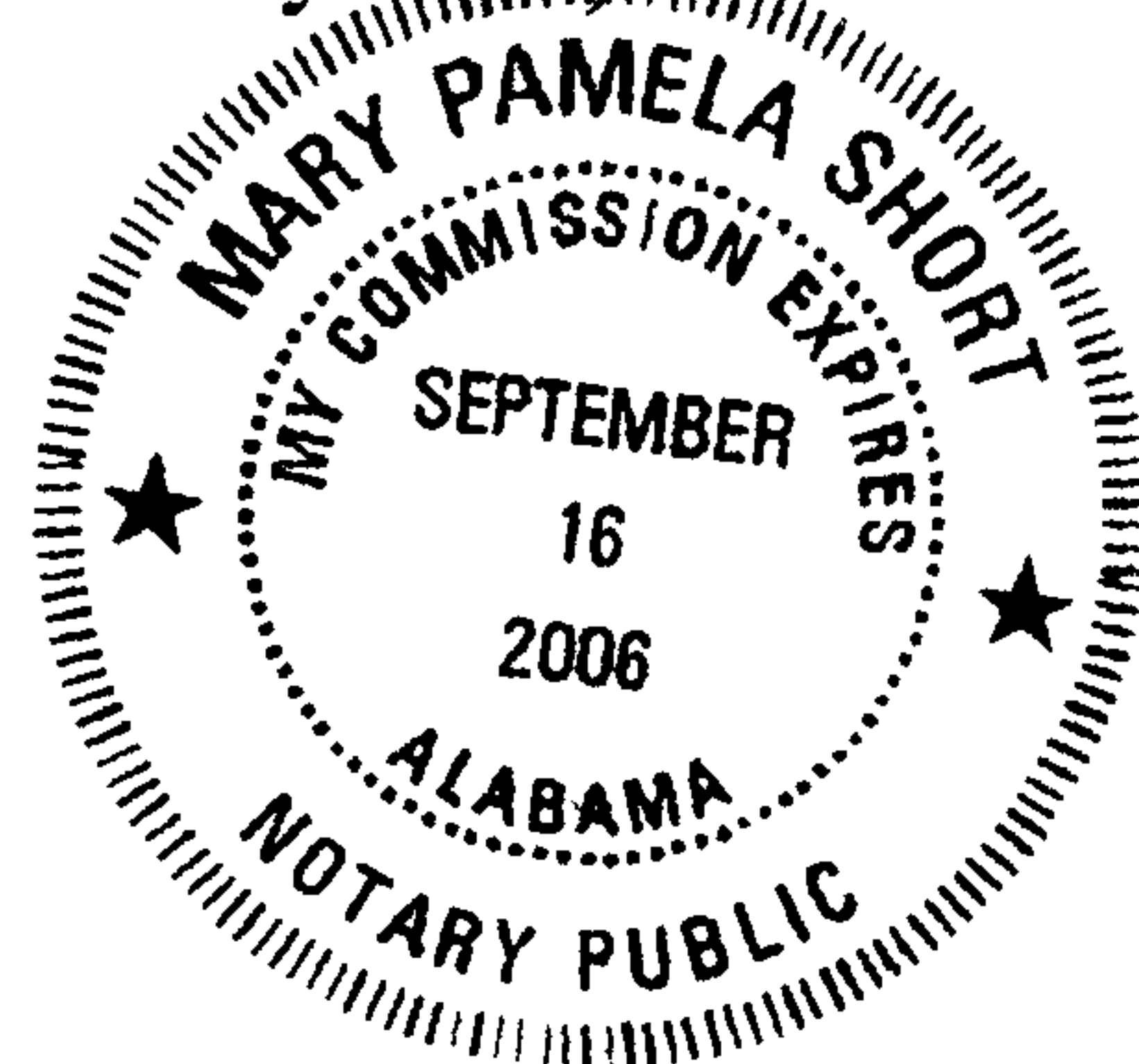
Cyrus B. Fulton, Jr.
Cyrus B. Fulton, Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet B. Fulton and Cyrus B. Fulton, Jr., wife and husband whose names are signed to the foregoing instrument, and who are 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 15th day of May, 2006.

(Notary Seal)



Mary Pamela Short
Notary Public

Print Name:

Commission Expires: 9-16-06