



2006060600266800 1/1 \$35.50
Shelby Cnty Judge of Probate, AL
06/06/2006 12:30:16PM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
300 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Timothy D. Powell
168 Hayesbury Court
Pelham, Alabama 35124

PLEASE RETURN TO:
DAVID P. CONDON, P.C.
300 UNION HILL DRIVE STE 200
BIRMINGHAM, AL 35209

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Twenty-One Thousand and 00/100 Dollars (\$121,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Megan W. Zeski, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Timothy D. Powell

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 146, according to the Final Plat of Hayesbury Phase I, as recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

\$96,800.00 of the proceeds come from a mortgage recorded simultaneously herewith.

\$12,100.00 of the proceeds come from a second mortgage recorded simultaneously herewith.

Inst# 20020828000411380



Megan W. Zeski is the surviving grantee of the deed recorded in Real _____, Volume _____. The other grantee, Mildred W. Michel died on January 23, 2006.

- Subject to: (1) 2006 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this ^{*19th*}~~22nd~~ day of May, 2006.

Shelby County, AL 06/06/2006
State of Alabama

Deed Tax: \$24.50

By: *Megan W. Zeski* (Seal)
Megan W. Zeski

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Megan W. Zeski, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{*19th*}~~22nd~~ day of May, 2006.

19th
DAVID P. CONDON
Notary Public
My Commission Expires: 2-12-10
ALABAMA STATE-AT-LARGE