

THIS INSTRUMENT PREPARED BY:

L. Brooks Burdette
Attorney at Law
The Burdette Law Firm, P.C.
113 Glenn Avenue
Trussville, Alabama 35173

SEND TAX NOTICE TO:

Doanid Steele
~~100 Mosley Road~~ 1926 Hwy 31 South, Suite 161
~~Shelby, Alabama 35204~~ B'ham, Al. 35244



20060616000287720 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
06/16/2006 09:42:42AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY FIVE THOUSAND DOLLARS AND NO/100 (\$145,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

H. GLENN WARE, AN UNMARRIED MAN

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

DONALD STEELE

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

LOT 2, IN BLOCK 3, ACCORDING TO THE SURVEY OF MISSION HILLS, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

-Subject to Ad Valorem taxes for the year 2006 and all following years, right-of-ways, easements, reservations, and restrictions of record.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 31ST DAY OF MAY 2006.

H. Glenn Ware (Seal)
H. GLENN WARE

4520 \$116,000.00 of the Purchase price recited above was paid from a Purchase Money Mortgage closed Simultaneously herewith.

\$ 29,000.00 of the Purchase price recited above was paid from a second Purchase Money Mortgage closed simultaneously herewith.

STATE OF ALABAMA}

COUNTY OF JEFFERSON}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **H. GLENN WARE, an unmarried man**, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 official seal this 31ST DAY OF MAY 2006.

L. M. Burdette
Notary Public
My Commission Expires:
FILE NO: 016-130

(seal)