


Send Tax Notice To:  
Gina Renee Brown  
137 Timberleaf Circle  
Alabaster, AL 35007  
PID# 137254000011017

## WARRANTY DEED

  
20060803000376990 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
08/03/2006 04:06:48PM FILED/CERT

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of  
One Hundred Seventeen Thousand Nine Hundred and 00/100 (\$117,900.00)  
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is  
acknowledged, I or we,

Ila D. Jordan, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell  
and convey unto

Gina Renee Brown

(herein referred to as Grantee, whether one or more), in fee simple, together with every  
contingent remainder and right of reversion, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Timberleaf Townhomes, as recorded in  
Map Book 21, Page 31, In the Probate Office of Shelby County, Alabama.

\$ 94320 of the above recited consideration was paid from the proceeds of a purchase  
money mortgage loan recorded simultaneously herewith.

\$ 17685 of the above recited consideration was paid from the proceeds of a 2nd purchase  
money mortgage loan recorded simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2006 and subsequent years not yet due and  
payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident  
thereto.

Ila D. Jordan is the surviving Grantee of that certain Deed dated 09/24/04 and recorded  
in/as Inst. No. 20041006000552670 in the Probate Office of Shelby County, Alabama, the  
other Grantee, Harold D. Jordan, having died on or about 1/14/05.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and  
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns  
forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with  
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee  
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they  
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and  
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said  
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all  
persons.

Shelby County, AL 08/03/2006  
State of Alabama

Deed Tax: \$6.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 28th day of July, 2006.

  
Ila D. Jordan

STATE OF ALABAMA  
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ila D. Jordan, an unmarried person whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of July, 2006.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 09/21/06

OUR FILE NO.: 06086RB

This instrument prepared by: (SEAL)  
W. Russell Beals, Jr., Attorney at Law  
BEALS & ASSOCIATES, P.C.  
4898 Valleydale Road #B-3  
Birmingham, AL 35242

  
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