

This instrument was prepared by:

A. VINCENT BROWN, JR.
510 North 18th Street
Bessemer, AL 35020

SEND TAX NOTICE TO:

Melissa York
446 Tocoa Drive
Helena, AL 35080

FILE #0706-20

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty-Eight Thousand and 00/100 (\$128000)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Thomas J Chelewski, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Melissa York** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama** to-wit:

Lot 11, according to the Map and Survey of Tocoa Parc Subdivision, Phase 2, as recorded in Map Book 25, Page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2005, which constitutes a lien but are not yet due and payable until October 1, 2006.
2. Easements, Right of Ways, building lines, mineral and mining rights, restrictions, covenants and conditions, if any, as shown in the public records of Shelby County, Alabama.

\$102400 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

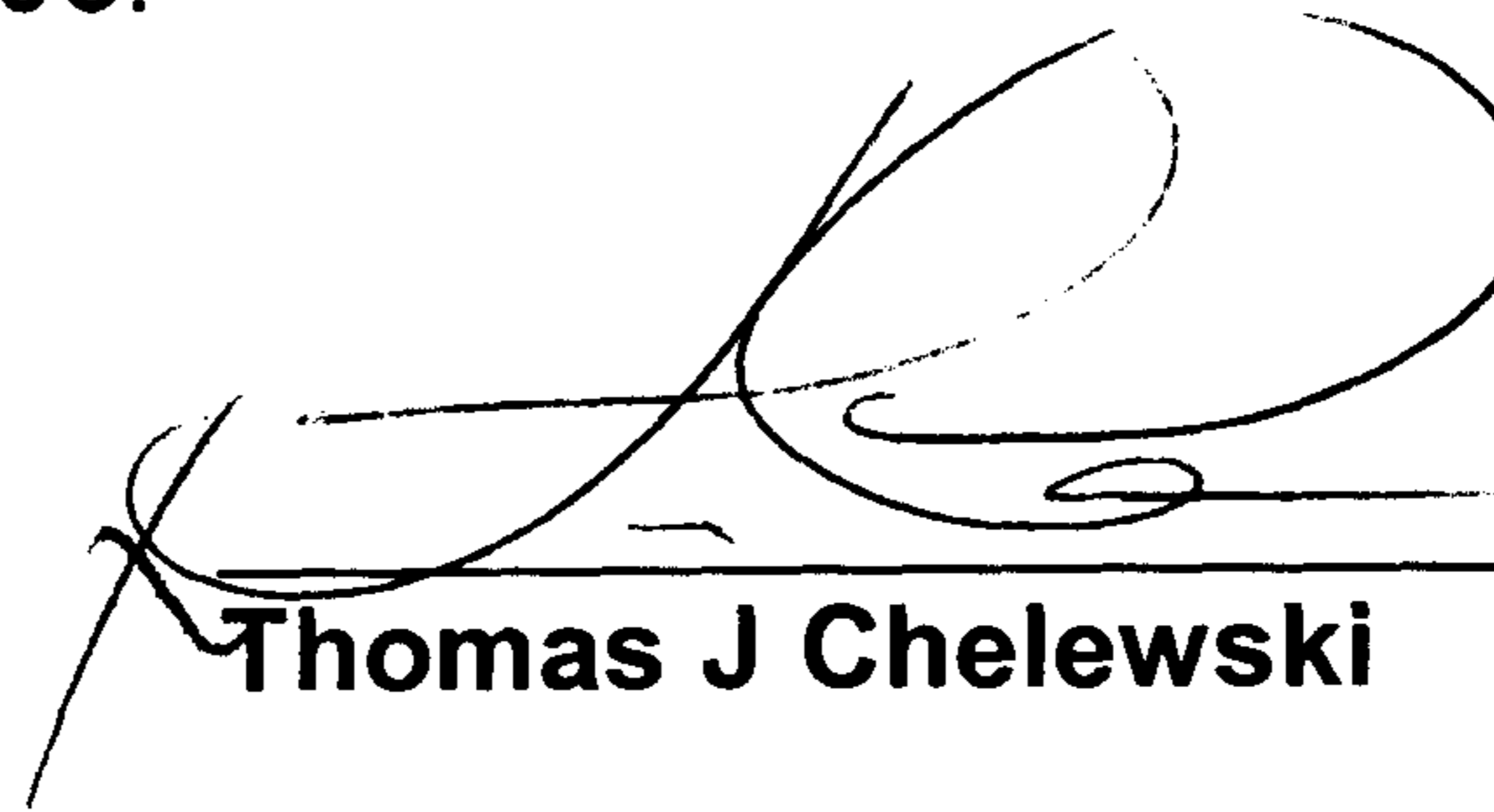
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/04/2006
State of Alabama

Deed Tax: \$26.00

IN WITNESS WHEREOF, I, **Thomas J Chelewski**, have hereunto set my hand(s) and seal(s) this **20th** day of **July, 2006**.



Thomas J Chelewski (SEAL)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas J Chelewski**, 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 **20th** day of **July, 2006**.



Notary Public

My commission expires: 11-29-2007

