This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To:

Randal Eades

Wilsonville, AL 35186

WARRANTY DEED

20061011000503300 1/1 \$25.50 Shelby Cnty Judge of Probate, AL 10/11/2006 02:11:27PM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Seventy One Thousand Five Hundred dollars and Zero cents (\$71,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, George E. Walker, a man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Randal Eades (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, towit:

Lot 4, according to the survey of Katie Acres, as recorded in Map Book 22, Page 33, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$57,200.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 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 person.

IN WITNESS WHEREOF, I have hereunto set	my hand(s)	and seal(s), this 29"/day of September, 2006.	
	(SEAL)	George E. Walker	(SEAL)
	(SEAL)		(SEAL)
	(SEAL)		(SEAL)
			(SEAL)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that George E. Walker 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 29th day of September, 2006.

Notary Public

My Commission Expires: 10/16/08

Shelby County, AL 10/11/2006 State of Alabama

State of Alabama

Deed Tax: \$14.50

