
20061213000605320 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/13/2006 09:10:32AM FILED/CERT

Send tax notice to:

FRANK R. ALLEN
132 TANGLEWOOD DRIVE
ALABASTER, AL 35007

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Four Thousand Nine Hundred and 00/100 and 00/100 Dollars (\$184,900.00) in hand paid to the undersigned, WILLIAM H. NELSON, III, an unmarried man (hereinafter referred to as "Grantor") by FRANK R. ALLEN and JOYCELYN B. ALLEN, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:


LOT 10, ACCORDING TO THE SURVEY OF FINAL PLAT OF TANGLEWOOD BY THE CREEK AS RECORDED IN MAP BOOK 35, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$184,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 20th day of November, 2006.

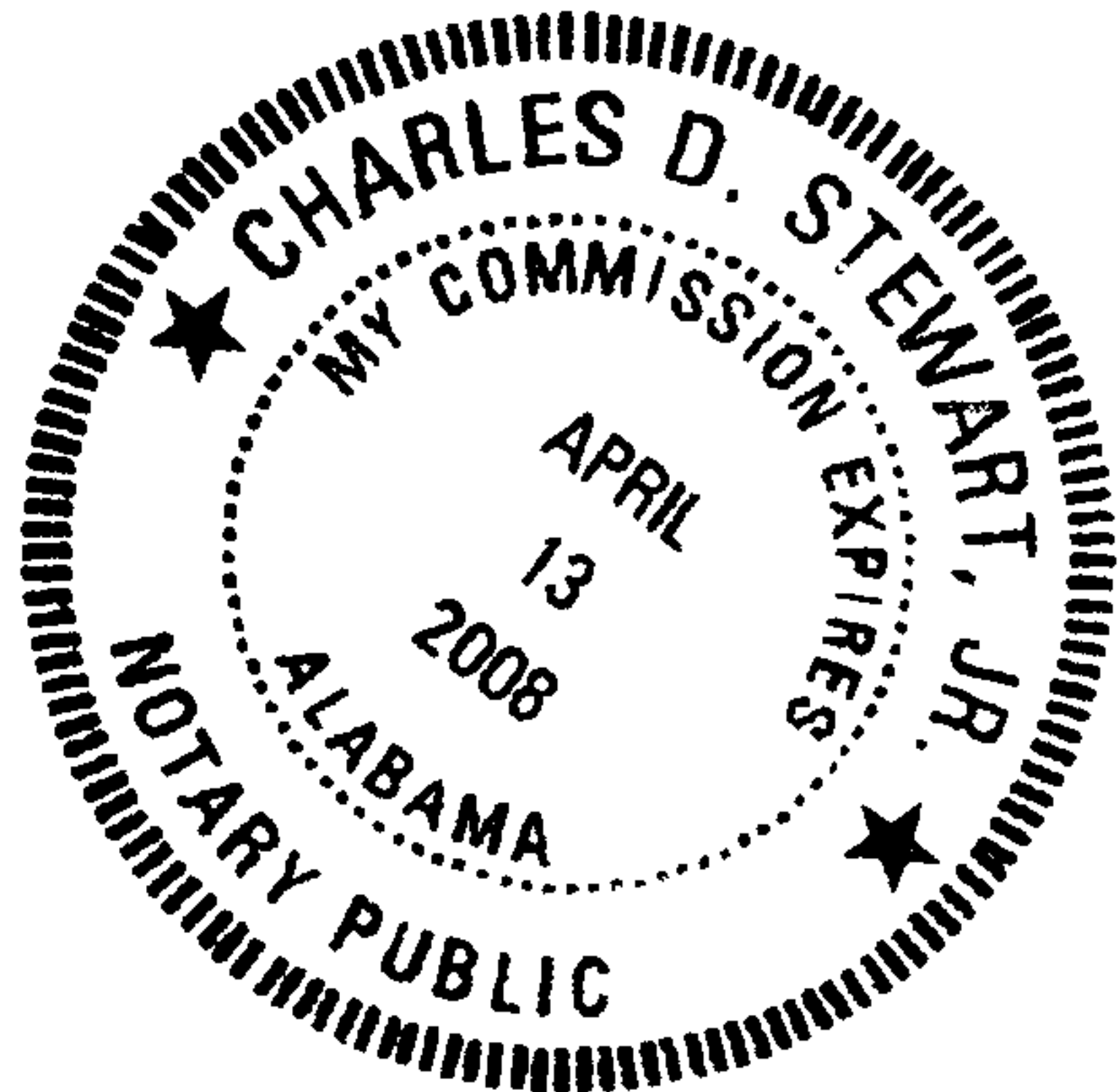


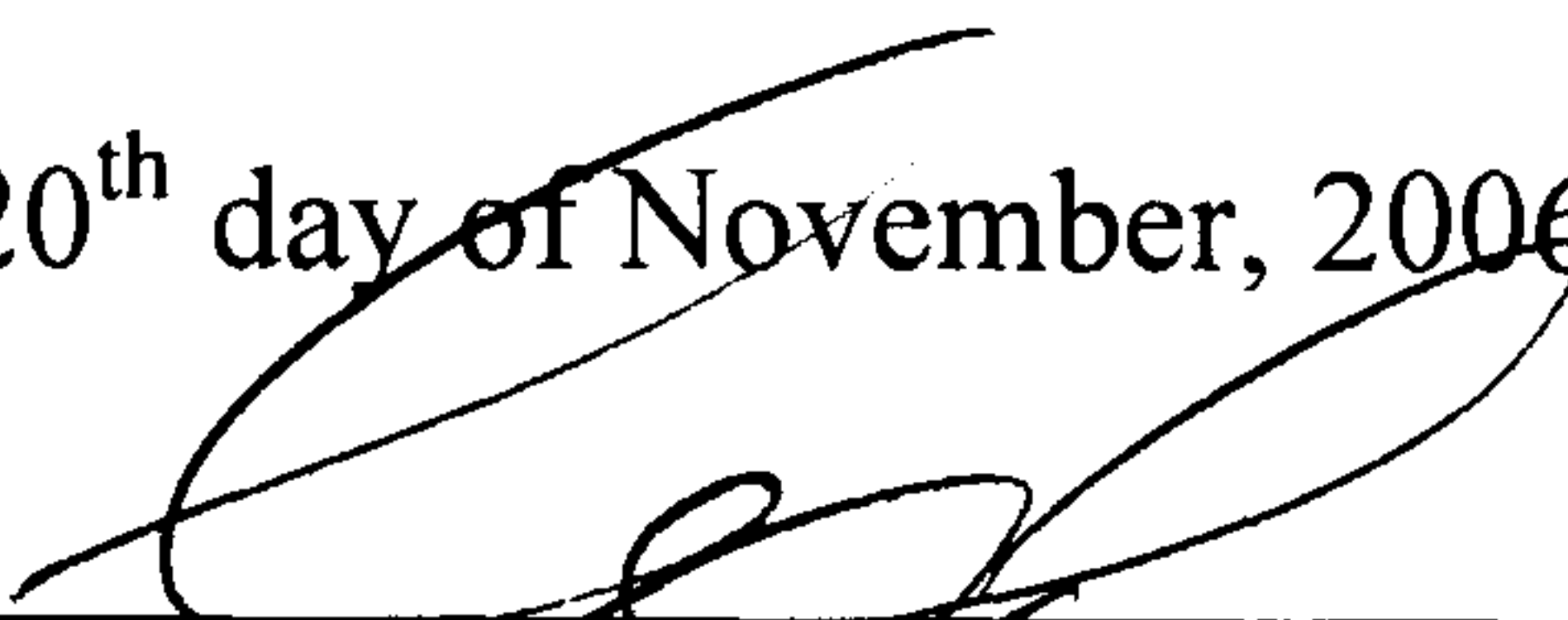
WILLIAM H. NELSON, III

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that WILLIAM H. NELSON, III, whose names are signed to the foregoing
conveyance and who are known to me, acknowledged before me on this day, that, being
informed of the contents of the instrument signed his/her/their names on the day the same
bears date.

Given under my hand and official seal this the 20th day of November, 2006.





Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *4-13-08*