200701040000002450 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 01/04/2007 08:25:45AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA **COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$137,000.00 to the undersigned Grantor(s), William Tyson Belue and Andrea Reese Belue, Husband and Wife, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto Timothy C Evans (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 212, according to the Map and Survey of Phase Two-Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.

Address of Property:

rights, if any.

209 Hidden Creek Parkway Pelham, Alabama 35124

Subject to taxes for the year 2007 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining

\$137,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, 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 said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 20th day of December, 2006.

By: William for Belie Andre 11 Belief # 17

STATE OF ALABAMA **COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William Tyson Belue and Andrea Reese Belue, Husband and Wife, 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 December, 2006.

Notary Public

Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LAKE. MY COMMISSION EXPIRES: Nov 13, 2008 BONDED THRU NOTARY PUBLIC UNDERWRITE

This Instrument Prepared By;

Kevin Hays, Attorney at Law 100 Concourse Parkway, Suite 101 Birmingham, AL 35244

Send Tax Notices To: Timothy C Evans

209 Hidden Creek Parkway Pelham, Alabama 35124