

This instrument was prepared by:  
Mark E. Gualano  
First Security Title, Inc.  
5120 Selkirk Dr Suite 120  
Birmingham, AL 35242

Send Tax Notice To: Sunnseria D. Copeland  
402 Hillsboro Lane  
Helena, AL35080

800  
300  
100  
1200

File No. 6-1022

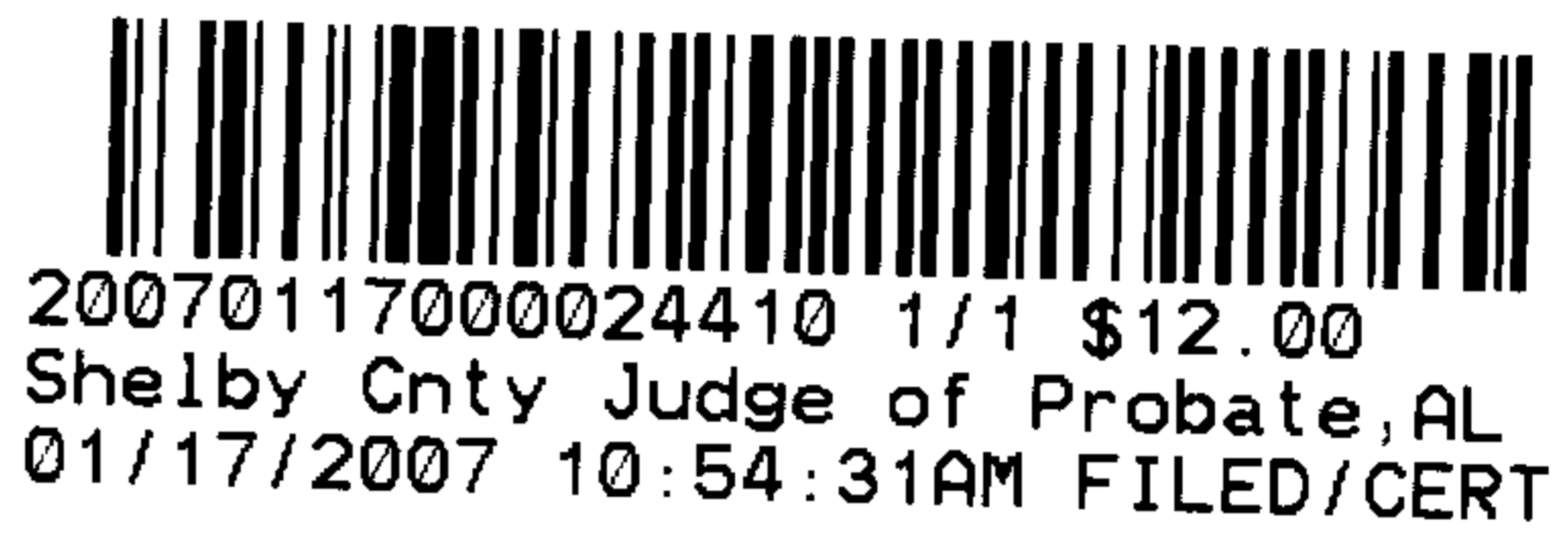
WARRANTY DEED-

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY



That in consideration of **Ninety Nine Thousand Six Hundred Dollars and Zero Cents (\$99,600.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Pamela G. Hartfield, a married woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sunnseria D. Copeland** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 2-A, according to the survey of Breckenridge Park, Royal Ridge Sector, as recorded in Map Book 23, page 96, in the Probate Office of Shelby County, Alabama.**

This instrument is subject to the following:

**Ad Valorem taxes for the year 2006 and all following years, covenants, easements, reservations, right-of-ways, and restrictions at record.**

**\$79,600.00 of the consideration herein was derived from a Purchase Money Mortgage closed simultaneously herewith.**

**This property does not constitute the homestead of the grantor or her spouse.**

\$20,000.00 of the consideration herein was derived from a 2nd Mortgage closed simultaneously herewith.

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 9<sup>th</sup> day of November, 2006.

\_\_\_\_\_  
(SEAL) Pamela G. Hartfield (SEAL)  
Pamela G. Hartfield  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

STATE OF ALABAMA

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General Acknowledgment

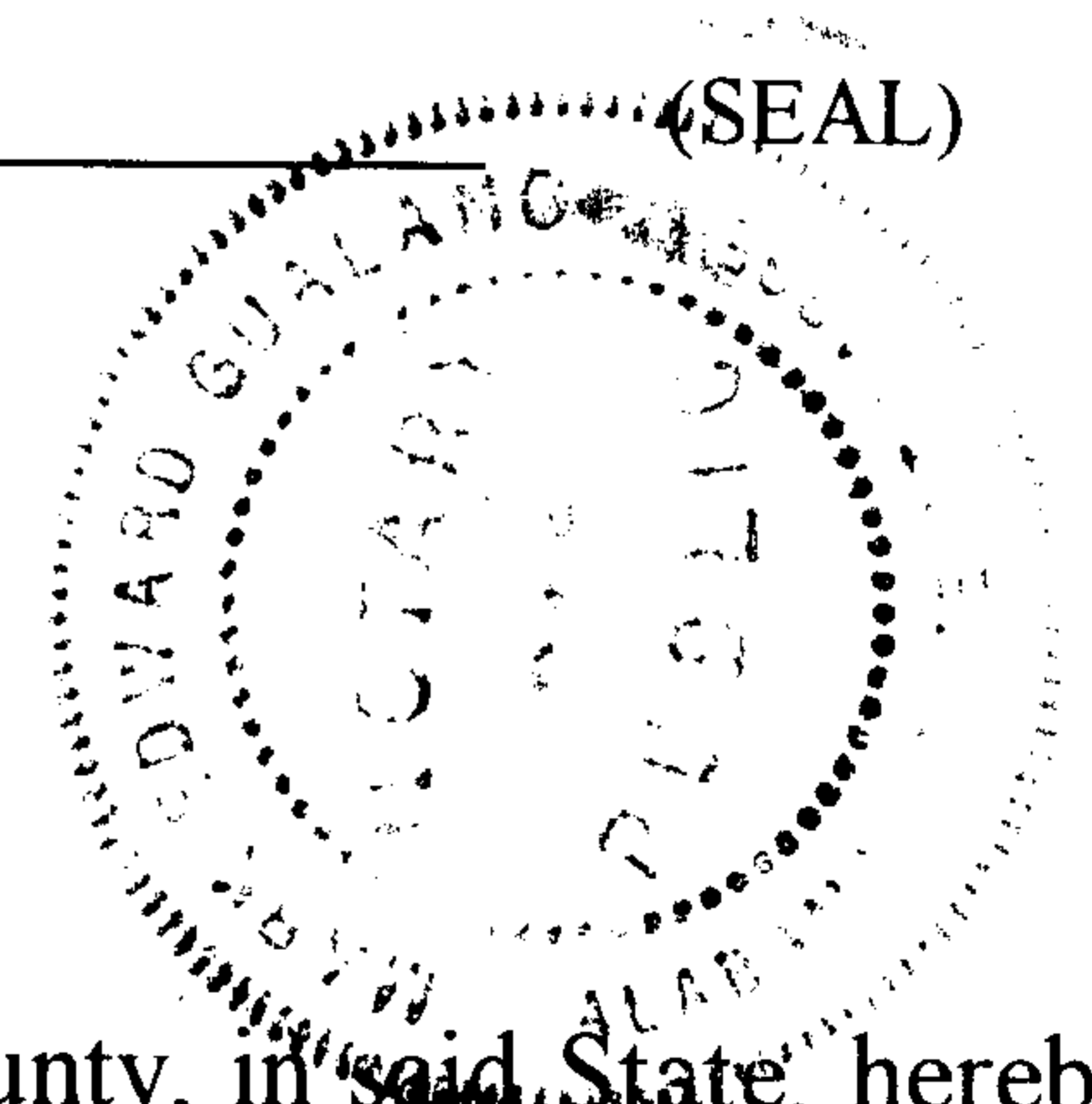
SHELBY COUNTY

I, Mark Edward Gualano, a Notary Public in and for the said County, in said State, hereby certify that **Pamela G. Hartfield, a married woman** whose name(s) 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 hands and official seal this 9<sup>th</sup> day of November, 2006.

MARK EDWARD GUALANO  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES  
AUGUST 15, 2009

[Signature]  
\_\_\_\_\_  
, Notary Public



6-1022