

THIS INSTRUMENT PREPARED BY:  
Law Offices of Jeff W. Parmer, LLC  
The Parkwoods Building, Suite 290  
402 Office Park Drive  
Birmingham, Alabama 35223

GRANTEE'S ADDRESS:  
Johanna L. Litkenhous  
378 Walker Way  
Pelham, AL 35124



20070213000067260 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/13/2007 12:29:03PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty Eight Thousand and 00/100 (\$128,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Linn Litkenhous, a married person, and C. Ross Litkenhous, an unmarried person** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Johanna L. Litkenhous** hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 309, according to the Survey of Amended Map of The Village at Stonehaven Phase 3, First Addition, as recorded in Map Book 28, Page 27, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of Linn Litkenhous nor that of his spouse.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$115,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seal this the 6th day of February, 2007.

Linn Litkenhous  
  
C. Ross Litkenhouse, By: Linn Litkenhous  
Attorney in Fact

STATE OF Alabama )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that , Linn Litkenhous, married, 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of February, 2007.

NOTARY PUBLIC Jeff W. Parmer  
My Commission Expires: 9/27/08

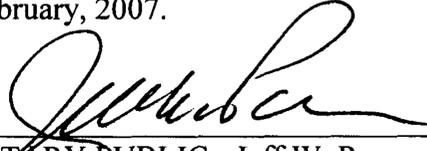
State of Alabama

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County of Jefferson

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **C. Ross Litkenhous** whose name is signed by **Linn Litkenhous** as Agent/Attorney-in-Fact for **C. Ross Litkenhous**, pursuant to a Limited Durable Power of Attorney, signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she, in her capacity as Agent/Attorney-in-Fact for **C. Ross Litkenhous** pursuant to a Limited Durable Power of Attorney, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6th day of February, 2007.



NOTARY PUBLIC - Jeff W. Parmer  
My Commission Expires:9/27/08

Shelby County, AL 02/13/2007  
State of Alabama  
Deed Tax: \$13.00