

NTC0700061

Send tax notice to:
Kenneth & DeAnna Horton
218 Liberty Lane
Chelsea, AL 35043

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

Shelby County, AL 03/20/2007
State of Alabama

Deed Tax: \$37.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty Seven Thousand Five Hundred and 00/100 Dollars (\$367,500.00) in hand paid to the undersigned, **Neil Eggers, a married man** (hereinafter referred to as "Grantor") by **Kenneth S. Horton and Deanna C. Horton** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Liberty Cove, as recorded in Map Book 34, Page 49, in the Probate Office of Shelby County, Alabama.

*****THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE
HOMESTEAD PROPERTY OF THE GRANTOR HEREIN, NOR IS IT
CONTIGUOUS TO THE HOMESTEAD PROPERTY OF THE GRANTOR.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

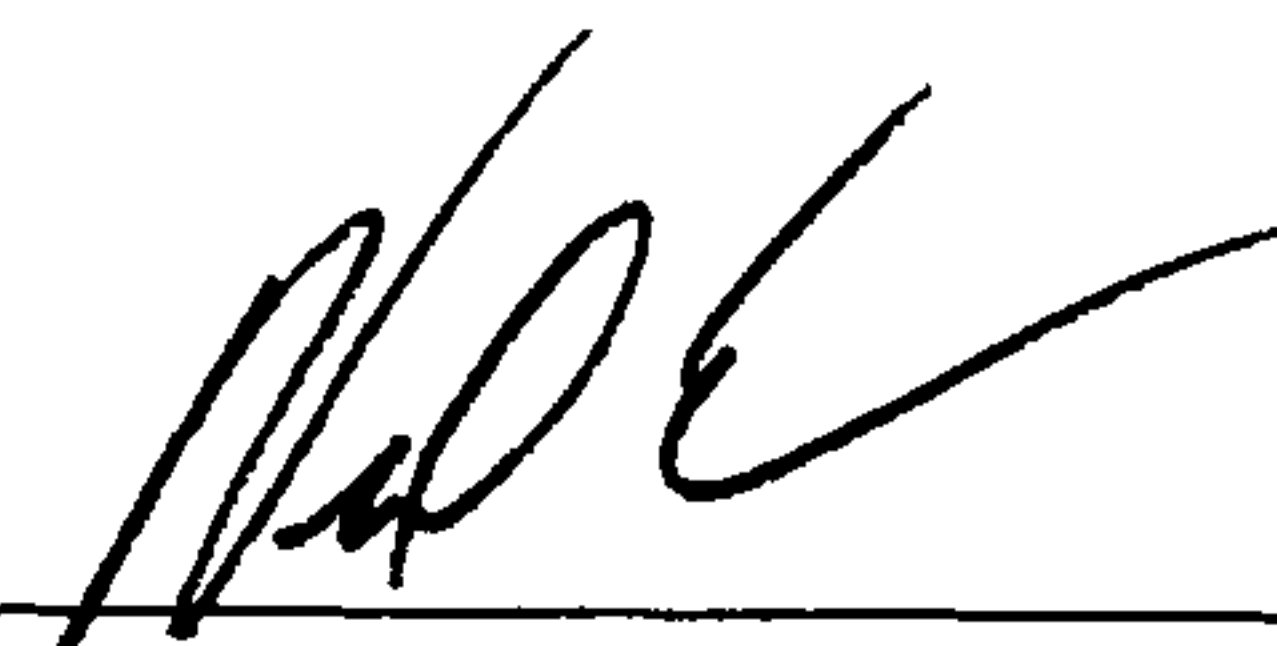
\$150,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

\$ 180,750.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
SECOND MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 20th day of February, 2007.



Neil Eggers

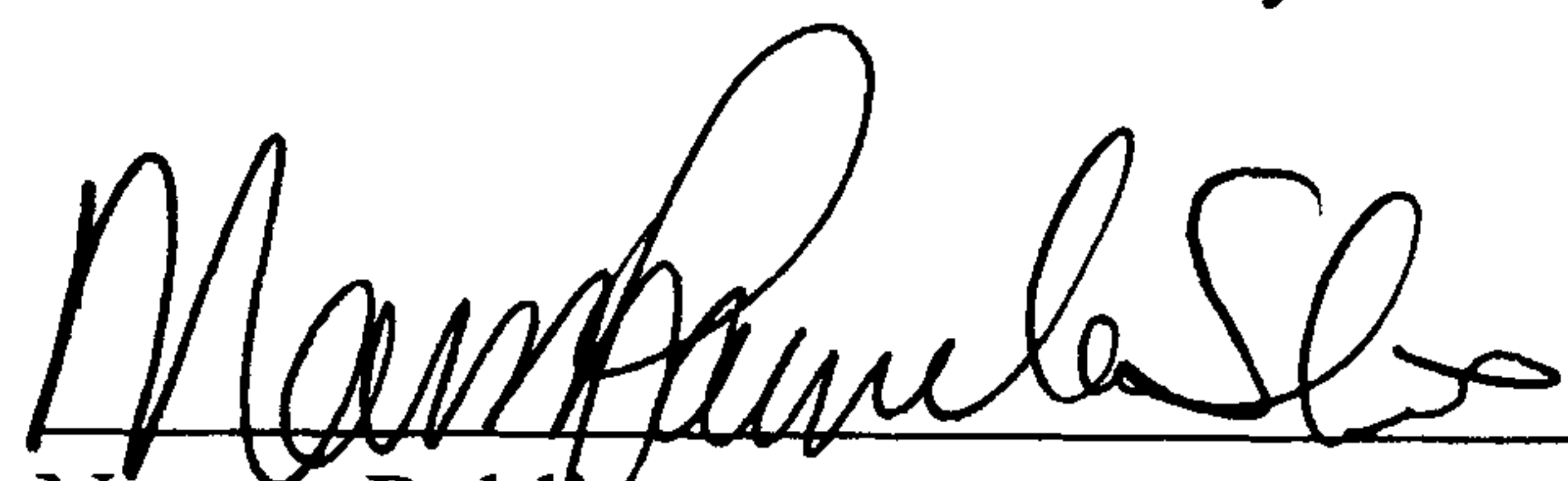
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neil Eggers, a married man whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of February, 2007.

(Notary Seal)





Notary Public
Print Name:
Commission Expires: 8/28/10