



20070423000185420 1/2 \$41.00
Shelby Cnty Judge of Probate,AL
04/23/2007 09:25:33AM FILED/CERT

FRS File No.: 505424

Customer File No.: 521757

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Ninety-Three Thousand and No/100---(\$193,000.00)----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Peter W. Houck, Jr. and Suaad A. Houck, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

of Michael E. Freeland and Elizabeth S. Freeland

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 2, according to the Survey of Windstone II, as recorded in Map Book 25, page 110, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

\$ 166,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

For ad valorem tax appraisal purposes only, the address of the property is 204 Windstone Parkway, Chelsea, AL 35043, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

W. Halbrook

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 13th day of April, 2007.

Peter W. Houck, Jr. (Seal)
Peter W. Houck, Jr.

Suaad A. Houck (Seal)
Suaad A. Houck

THE STATE OF Alabama }
COUNTY OF State at Large }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Peter W. Houck, Jr., a married man (fill in marital status) 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 conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 17th day of January, 2007.

Cheryl Denise Lee (Seal)
Notary Public

Notary Public, State Of Alabama
My Commission Expires October 5, 2007

My Commission Expires _____

THE STATE OF Alabama }
COUNTY OF State at Large }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Suaad A. Houck, a married woman (fill in marital status) 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 conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 17th day of January, 2007.

Cheryl Denise Lee (Seal)
Notary Public


Notary Public, State Of Alabama
My Commission Expires October 5, 2007

My Commission Expires _____

Shelby County, AL 04/23/2007
State of Alabama

Deed Tax: \$27.00

This document prepared by: Liz Barber, Title Specialist, 136 Longwater Drive, Norwell, MA 02061


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