

This instrument was prepared by
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Send Tax Notice to: O'Letta K. Hallman

(Address) 295 Walden Court
Montevallo, AL 35115

Warranty Deed



20070627000302870 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
06/27/2007 02:19:23PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED ONE THOUSAND DOLLARS AND 00/100 (\$101,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JENNIFER A. BUSH**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **O'LETTA K. HALLMAN** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 14, according to the Subdivision of Walden, as recorded in Map Book 8 page 48 in the Probate Office of Shelby County, Alabama.

Also, begin at the Southwest corner of Lot 14, Walden Subdivision, as recorded in Map Book 8 page 48, Office of the Judge of Probate, Shelby County, Alabama; thence Southeasterly along the South boundary of Lot 14, to the Southeast corner of Lot 14; thence turn a deflection angle of 90 deg. to the right and run to the Northern Bank of Shoal Creek; thence Northwesterly along the bank of Shoal Creek to the intersection of the bank of Shoal Creek with the East right of way line of Morgan Street; thence Northerly along the East right of way of Morgan Street to the Southwest corner of Lot 14 and the Point of Beginning.

Being situated in Shelby County, Alabama.

This being the same property conveyed to Jennifer A. Bush by Stephen G. Taylor and Melissa E. Weinbrenner Deed dated 06/24/04, filed of record on 07/07/04 in Inst. #2004-37552 in the Office of the Judge of Probate for Shelby County, Alabama.

SUBJECT TO:

- Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character including but not limited to gas, oil, sand and gravel in, on and under subject property.
- General and special taxes or assessments for 2007 and subsequent years not yet due and payable.
- Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way.

PURCHASE MONEY FIRST MORTGAGE TO MORTGAGEAMERICA, INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, EXECUTED BY GRANTEE HEREIN ON EVEN DATE HERewith IN THE SUM OF \$101,000.00.

TO HAVE AND TO 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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 22nd day of June, 2007.

Jennifer A. Bush

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jennifer A. Bush**, 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 that same bears date.

Given under my hand and official seal this 22nd day of June, 2007.

Sandy F. Johnson
Notary Public
My commission expires: 2/13/2011