

This document prepared by:

Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:

Rene Price
3523 York Street
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Three Hundred Ten Thousand and 00/100 Dollars (\$310,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, We, ANDREW L. BEKKEN and MELISSA A. BEKKEN, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto RENE PRICE, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 25, according to the Survey of Meadow Book Estates, Second Sector, Second Phase, as recorded in Map Book 7, page 130, in the Probate Office of Shelby County, Alabama.

Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

20070801000358510 2/2 \$109.00
Shelby Cnty Judge of Probate, AL
08/01/2007 01:00:33PM FILED/CERT

Dated this the 17th day of July, 2007.



ANDREW L. BEKKEN



MELISSA A. BEKKEN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 08/01/2007
State of Alabama

Deed Tax: \$95.00

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that ANDREW L. BEKKEN and MELISSA A. BEKKEN, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of July, 2007.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/09