

16658

20070803000361840 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/03/2007 09:01:36AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

BRENDA SUE KING
156 WISTERIA DRIVE
CHELSEA, AL 35043

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED TWENTY TWO THOUSAND NINE HUNDRED DOLLARS 00/100 (\$222,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **ROSA D. DECK and PHILLIP J. DECK, WIFE AND HUSBAND** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **BRENDA SUE KING**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 10 ACCORDING TO THE SURVEY OF WINDSTONE III AS RECORDED IN MAP BOOK 26 PAGE 60 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. BUILDING LINES AND EASEMENTS AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2000-0605 AMENDED BY INSTRUMENT 2001120000040161 INSTRUMENT 200011836 AND INSTRUMENT 2001121300054657 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 230 PAGE 834 AND DEED BOOK 126 PAGE 67 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
5. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2000-11836 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT 200409810000505560 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

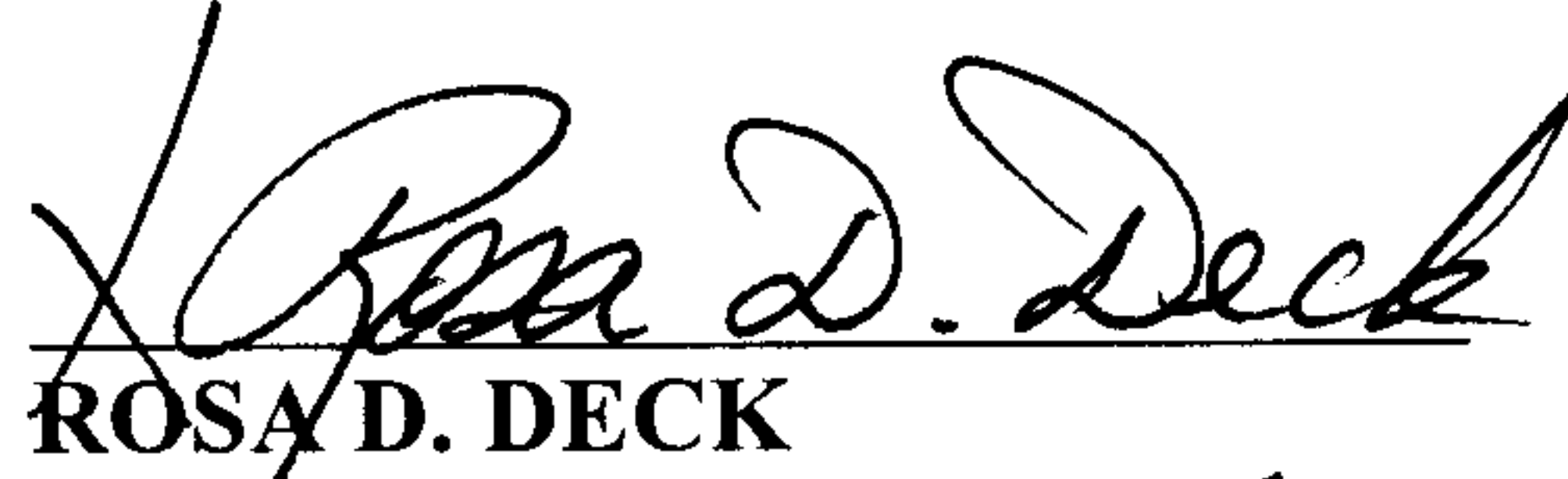
\$222,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

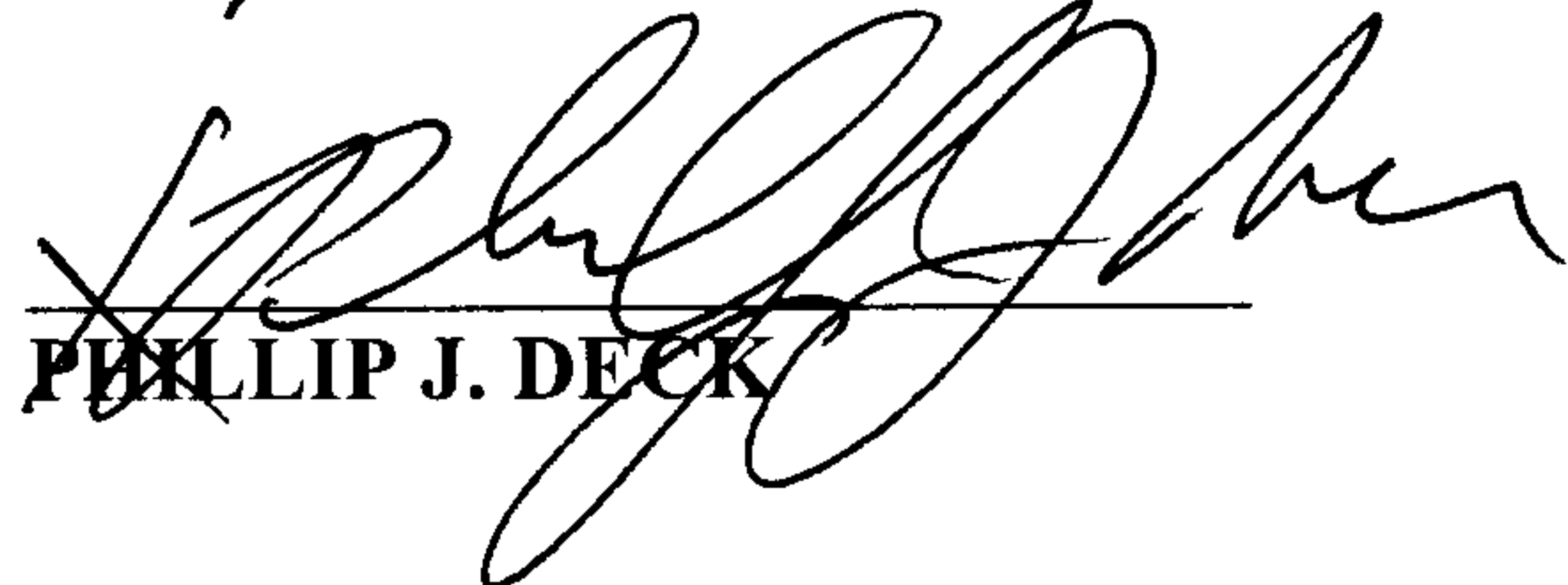
TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **ROSA D. DECK and PHILLIP J. DECK, WIFE AND HUSBAND**, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of July, 2007.

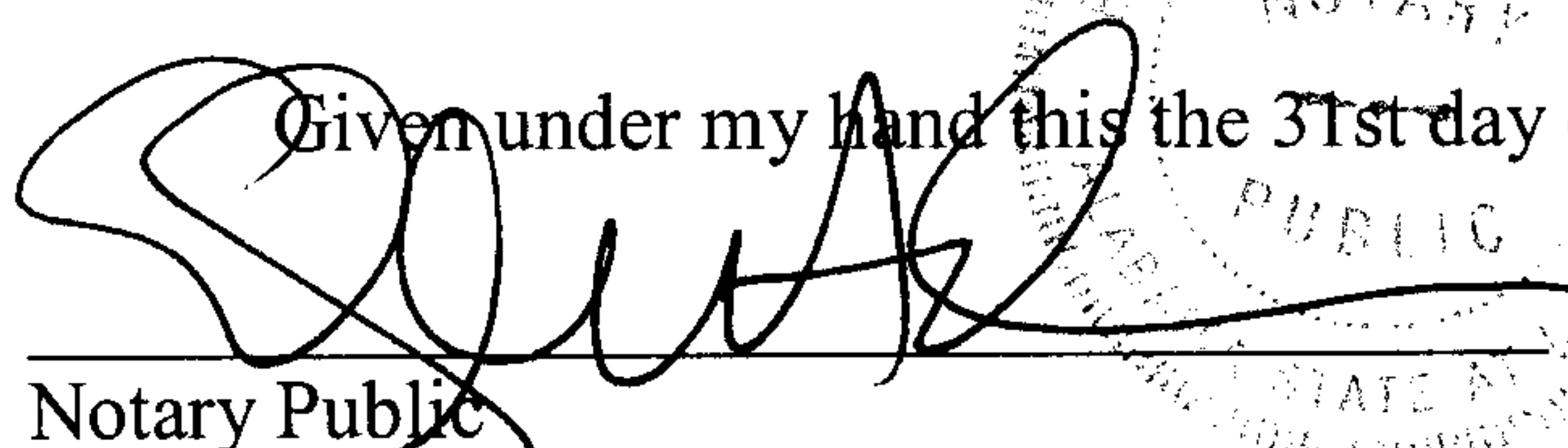

ROSA D. DECK


PHILLIP J. DECK

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ROSA D. DECK and PHILLIP J. DECK, WIFE AND HUSBAND**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of July, 2007.

Notary Public

My commission expires: 9.27.07