



20080206000048580 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
02/06/2008 10:11:25AM FILED/CERT

PLEASE RETURN TO:

This instrument was prepared by
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

David P. Condon, PC
100 Union Hill Drive
Suite 200
Birmingham, AL 35209

Send tax notice to:
Teresa K. Burton
204 Chase Creek Circle
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Angel Nicole Brogden an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Teresa K. Burton

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 62, according to the Survey of Chase Creek Townhomes, Phase Two, as recorded in Map Book 19, page 160, in the Probate Office of Shelby County, Alabama.

\$113,223.00 of the proceeds come from a mortgage recorded simultaneously herewith.

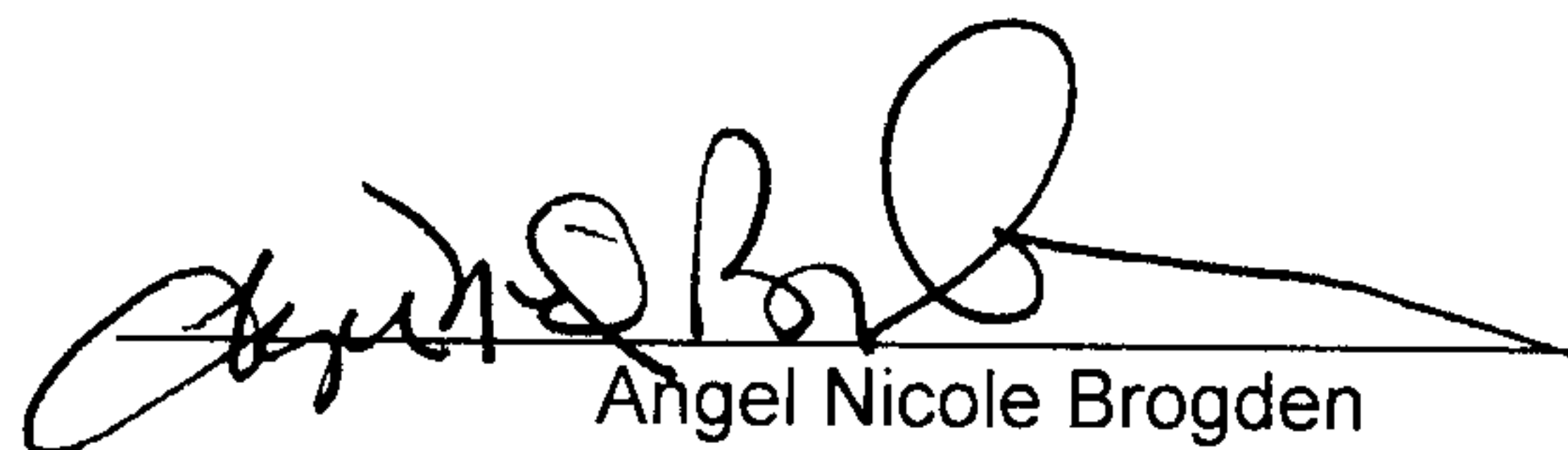
Subject to:

- (1) 2008 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantors; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 29th day of January, 2008.

 (Seal)
Angel Nicole Brogden

STATE OF ALABAMA)

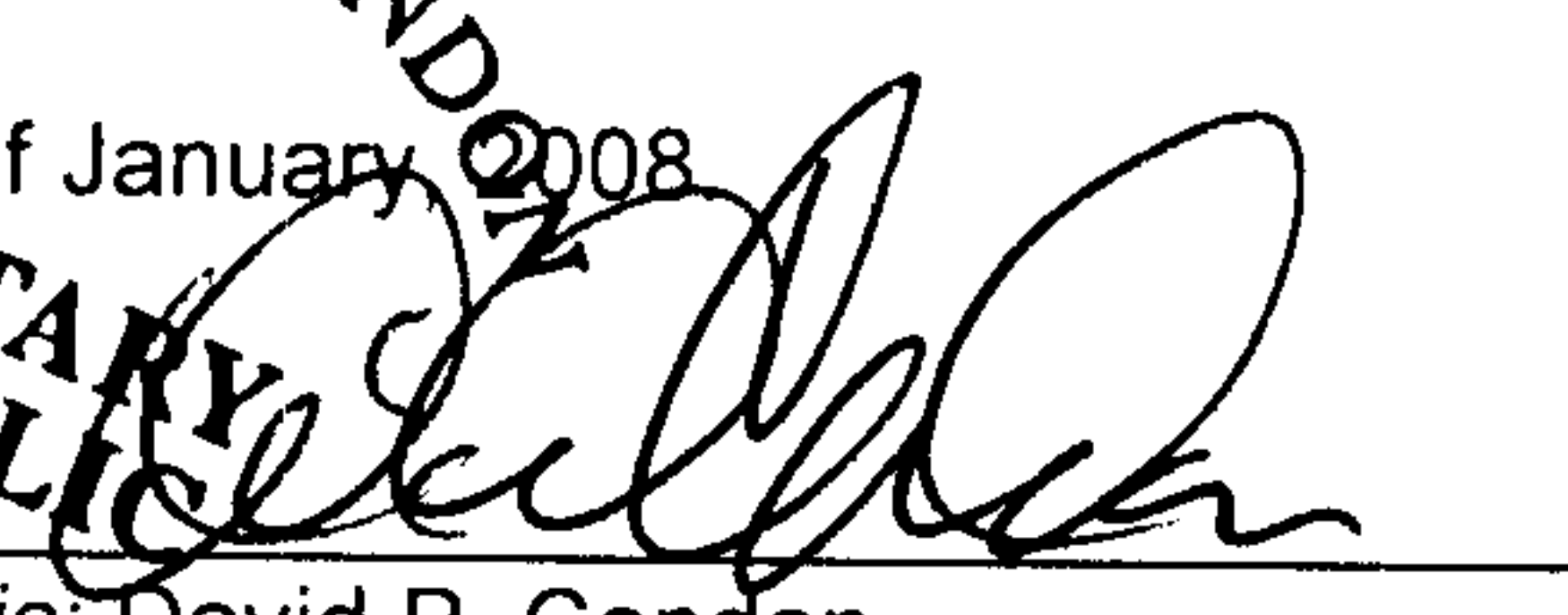
JEFFERSON COUNTY)

Shelby County, AL 02/06/2008
State of Alabama

Deed Tax: \$2.00

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Angel Nicole Brogden 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 official seal this 29th day of January, 2008.


Notary Public: David P. Condon
Commission Expires: 2-12-10
ALABAMA STATE-AT-LARGE