

WARRANTY DEED

20080307000095250 1/1 \$54.00
Shelby Cnty Judge of Probate, AL
03/07/2008 02:22:31PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Fifteen Thousand and No/100 (\$215,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **James H. Fullton, Jr. and Sarah E. Fullton, husband and wife** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Stuart A. Curry** referred to as Grantee(s), his heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 16, ACCORDING TO THE SURVEY OF FIRST ADDITION TO KERRY DOWNS, AS RECORDED IN MAP BOOK 7, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$172,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2008, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 28 day of February, 2008.


JAMES H. FULLTON, JR.

SARAH E. FULLTON

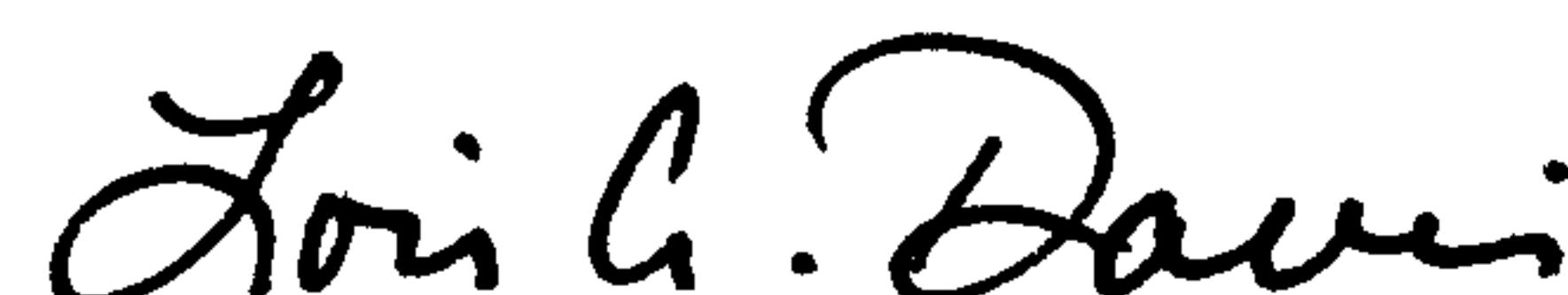
STATE OF PENNSYLVANIA

NORTHAMPTON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that James H. Fullton, Jr. and Sarah E. Fullton whose name(s) ~~are~~ are signed to the foregoing conveyance, and who ~~are~~ 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 seal this 28th day of February, 2008.

My Commission Exp:
December 20, 2010


Lois A. Davis
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lois A. Davis, Notary Public
Upper Nazareth Township, Northampton County
My commission expires December 20, 2010

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
2871 Acton Road, Suite 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
Stuart A. Curry
3214 Glasgow Circle
Birmingham, Alabama 35242

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