

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED THIRTY FOUR THOUSAND DOLLARS & 00/100----- (\$134,000.00) 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 BRANNON AND JUNE BRANNON, HUSBAND AND WIFE, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto ROXANNA L. CHESTEEN, herein referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$131,929.00 of the purchase price received above was paid from a purchase money mortgage.

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, due and payable but not yet delinquent, and any subsequent years.

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

And GRANTOR(S) do covenant with the said GRANTEE(S), their 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), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their 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 29TH day of April, 2008.

James Brannon
JAMES BRANNON

June Brannon
JUNE BRANNON

BY: James Brannon
JAMES BRANNON, AIF

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that JAMES BRANNON INDIVIDUALLY AND AS ATTORNEY IN FACT FOR JUNE BRANNON whose name(s) is/are 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, he, individually and in his capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 29TH day of April, 2008.

My Commission Exp:

Christopher P. Moseley
Notary Public

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09

THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
ROXANNA L. CHESTEEN
110 HOLLAND TRAIL
PELHAM, AL 35124-3973



20080507000188020 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
05/07/2008 01:40:24PM FILED/CERT

EXHIBIT "A"

Lot 60, according to the subdivision plat of Holland Lakes, Sector 1 as recorded in map Book 34, Page 85, in the Probate Office of Shelby County, Alabama (the "Property"); being situated in Shelby County, Alabama

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions and Restrictions executed by the Grantor and filed for record as Inst. No. 2005046000199570, in the Probate Office of Shelby County, Alabama (the "Declaration").