


THIS INSTRUMENT PREPARED BY:
L. Brooks Burdette
Attorney at Law
The Burdette Law Firm, P.C.
113 Glenn Avenue
Trussville, Alabama 35173

SEND TAX NOTICE TO:
Jill P. Barcroft
4125 Guilford Road
Birmingham, Alabama 35242


20080509000191380 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
05/09/2008 01:52:20PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY THOUSAND DOLLARS AND NO CENTS (\$170,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

WAYNE DUKE and JANICE DUKE, husband and wife

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

JILL P. BARCROFT

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 128-A, according to a Resurvey of Lots 125-129, Greystone Farms, Guilford Place, Phase 1, as recorded in Map Book 23, Page 21, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

1. Subject to Ad Valorem taxes for the year 2008 and all following years, right-of-ways, easements, reservations, and restrictions of record.
2. \$165,000.00 of the purchase price recited above is being paid from the proceeds of a purchase money mortgage closed simultaneously herewith.
3. Wayne Duke is one and the same as R. Wayne Duke. Janice Duke is one and the same as Janice K. Duke.

TO HAVE AND TO HOLD unto the said GRANTEE, 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 2nd day of May 2008.

Wayne Duke (Seal)
WAYNE DUKE

Janice Duke (Seal)
JANICE DUKE

STATE OF ALABAMA}
COUNTY OF JEFFERSON}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WAYNE DUKE and JANICE DUKE, husband and wife**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 2nd day of May 2008.

Shelby County, AL 05/09/2008
State of Alabama
Deed Tax: \$5.00

J. P. Barcroft
Notary Public
My Commission Expires: 5/14/09