

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Susan Gwyn Kennedy
17388 Hwy. 42
Shelby, AL 35143



20080603000224770 1/1 \$50.50
Shelby Cnty Judge of Probate, AL
06/03/2008 02:14:14PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

Shelby County, AL 06/03/2008
State of Alabama

SHELBY COUNTY

Deed Tax: \$39.50

That in consideration of Two Hundred Sixty Three Thousand dollars and Zero cents (\$263,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Lillian A. Pickens, a Single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Susan Gwyn Kennedy (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, according to Willow Island Subdivision, the same being a part of the NW ¼ of SE ¼ of Section 13, Township 22 South, Range 1 East, a plat of said subdivision being recorded in Map Book 4, Page 73, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO TAXES FOR 2008 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$223,550.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

TO HAVE AND HOLD to 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of May 2008.

(SEAL)

Lillian A. Pickens (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Lillian A. Pickens 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May 2008.

Notary Public
My Commission Expires: 10/16/08

