

This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
2700 Highway 280 East, Suite 315 W
Birmingham, AL 35223

SEND TAX NOTICE TO:
Brett T. Josephson

908 Burnt Pine Dr.
Maylene, Alabama 35114



20080609000232660 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
06/09/2008 09:42:26AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA

Florida

~~Shelby~~ COUNTY of *Bay*

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty One Thousand dollars and Zero cents (\$121,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jay Paul Ackley, an unmarried man and Mary Margaret Horne, formerly known as Mary Margaret Ackley, a married woman, by and through her Attorney-in-Fact, Jay Paul Ackley, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brett T. Josephson (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 5, according to the Survey of Eaglewood Estates, Third Sector, as recorded in Map Book 7, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

The above described property does not constitute the homestead of Mary Margaret Horne, nor that of her spouse, neither is it contiguous thereto.

\$119,130.00 of the consideration recited herein is from the proceeds of a purchase money mortgage .

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on 12th day of May, 2008

Jay Paul Ackley
Jay Paul Ackley
Jay Paul Ackley as AIF for Mary Margaret Horne
Jay Paul Ackley, as Attorney-in-Fact for
Mary Margaret Horne

STATE OF ALABAMA

Florida

~~JEFFERSON~~ COUNTY of *Bay*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jay Paul Ackley and Mary Margaret Ackley, by and through her Attorney-in-Fact, Mary Margaret Horne whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 12th day of May, 2008

Jo Ann King
Notary Public
Commission Expires:

FILE NO: 280798

Shelby County, AL 06/09/2008
State of Alabama

Deed Tax: \$2.00

