

This instrument was prepared by:
L. Brooks Burdette
The Burdette Law Firm P.C.
133 Glenn Ave.
Trussville, AL 35173

Send Tax Notice To: John Webb Hunter
4870 Riverwood Place
Birmingham, AL 35242

11.0
13.1
24.1



20080912000362400 1/1 \$24.50
Shelby Cnty Judge of Probate, AL
09/12/2008 08:38:19AM FILED/CERT

669708

WARRANTY DEED

Shelby County, AL 09/12/2008
State of Alabama

Deed Tax: \$13.50

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **One Hundred Thirty One Thousand dollars and Zero cents (\$131,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Brooke Chapman, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **John Webb Hunter** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot B, Block 1, according to the Survey of Riverwood, 1st Addition, as recorded in Map Book 8, Page 49, in the Probate Office of Shelby County, Alabama.

\$117,900.00 of the consideration herein was derived from a purchase money mortgage closed simultaneously herewith. Subject property does not constitute the homestead of the grantor or the grantor's spouse.

Subject to easements, reservations and restrictions at record

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 29th Day of August, 2008.



Brooke Chapman

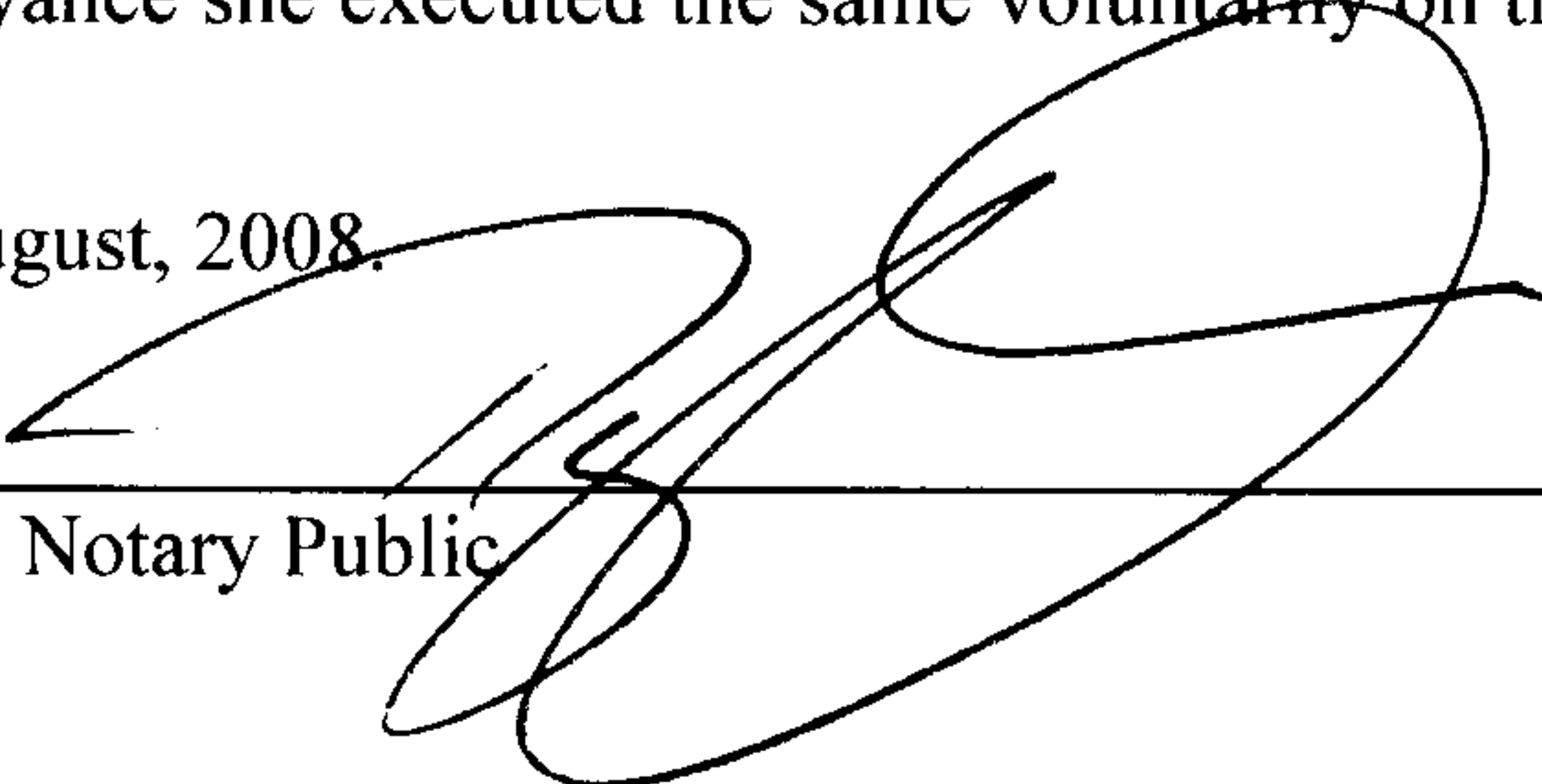
STATE OF *Alabama*
COUNTY *Shelby*

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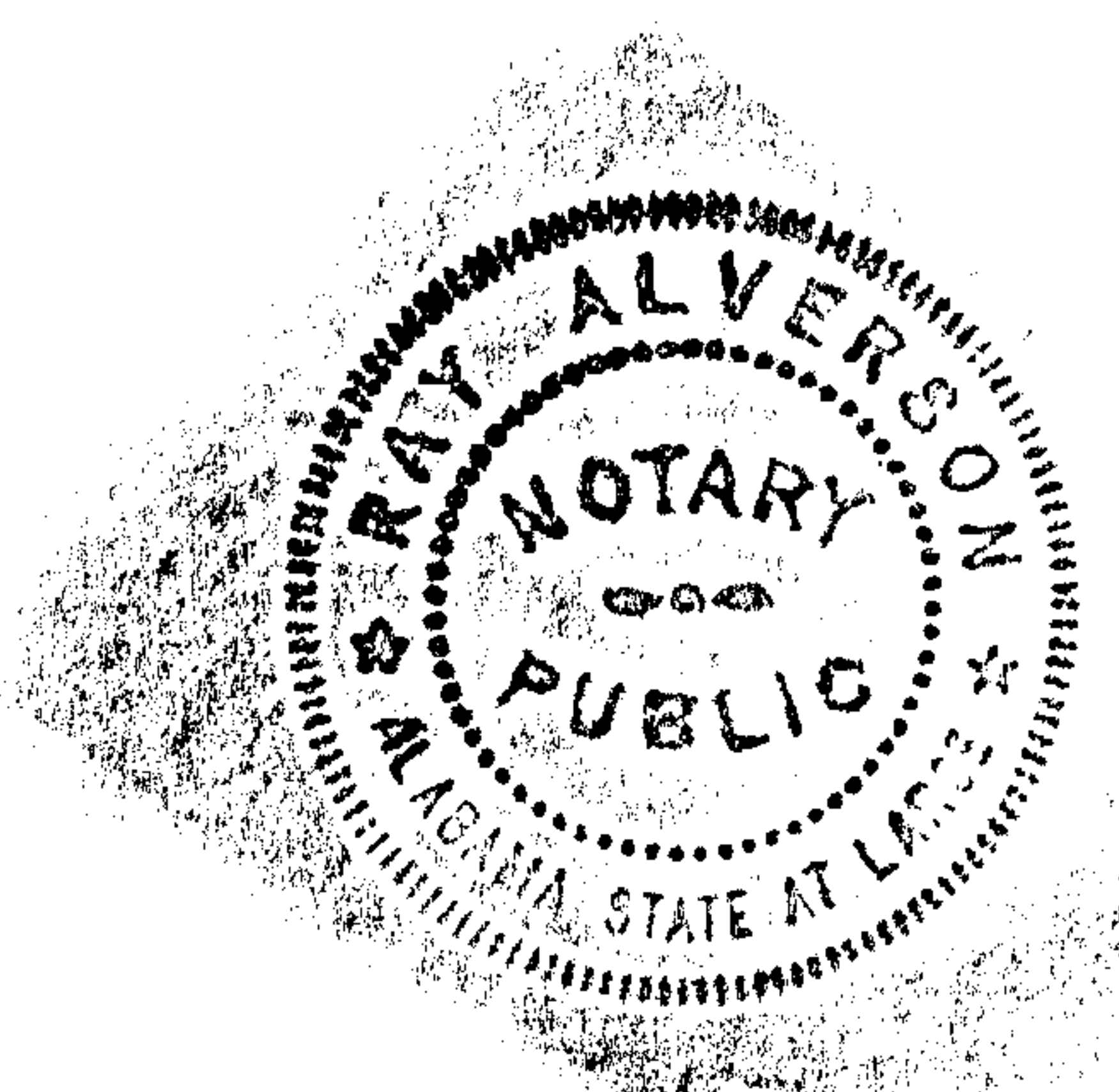
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Brooke Chapman, a married woman** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th Day of August, 2008.



Notary Public



MY COMMISSION EXPIRES OCTOBER 24, 2011