



20080922000373400 1/3 \$19.50  
Shelby Cnty Judge of Probate, AL  
09/22/2008 08:17:23AM FILED/CERT

Send Tax Notice to:

Prepared By: Holliman & Shockley  
2491 Pelham Pkwy, 205-663-0281  
Pelham, Al 35124

197 HIDDEN COVE CIR  
Pelham, Alabama 35124

Shelby County, AL 09/22/2008  
State of Alabama

Deed Tax: \$2.50

\$126,000.00

STATE OF ALABAMA

ESTATE WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred Twenty Six Thousand And 00/100 to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, RITA EVANS AS Estate of Mary Ann Jouclas, deceased, Probate Case No. 2008-000381, Rita Evans, individually, a married woman, Susan Milano, a married woman, not the homestead of the these grantors nor their spouses, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto VANESSA J. BURKHEAD, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

**Lot 24 according to the Survey of HIDDEN CREEK TOWNHOMES PHASE II as recorded in Map Book 28, Page 37, Shelby County, Alabama Records.**

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$123,747.00 of the purchase price was paid from a mortgage recorded Simultaneously herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession

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thereof; that it has a good right to sell and convey the same as  
aforesaid; that it will and its successors and assigns shall,  
warrant and defend the same to the said GRANTEE, their heirs and  
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its  
signature by Rita Evans its Personal Representative on this the  
9th day of September, 2008.

Estate of Mary Ann Jouclas,  
deceased, Probate Case No.  
2008-000381

Rita Evans  
Rita Evans, Personal  
Representative

Rita Evans  
Rita Evans, Individually

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county  
in said state, hereby certify that Rita Evans in her capacity as  
Personal Representative of Estate of Mary Ann Jouclas, deceased,  
Probate Case No. 2008-000381 and Rita Evans, individually,  
married but not the homestead of the grantor nor her spouse 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 as such duly authorized officer,  
and individually executed the same voluntarily for and as the act  
of said Estate and the act of her individually.

Given under my hand and official seal this the 9th day of  
September, 2008.

Kimberly A. Hines  
Notary Public

My Commission Expires:  
\_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Dec 16, 2009  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

*Susan Milano*  
Susan Milano, individually

STATE OF ALABAMA

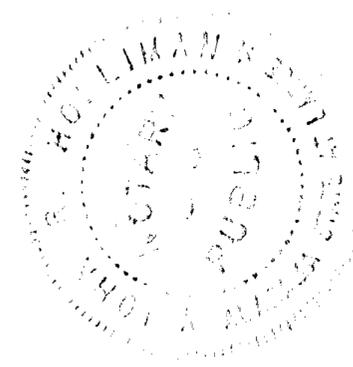
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Susan Milano, a married woman but not the homestead of the grantor nor her spouse 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 same voluntarily.

Given under my hand and official seal this the 9<sup>th</sup> day of September, 2008.

*[Signature]*  
Notary Public  
*John F. Holliman*

My Commission Expires:  
08/29/10



HOLLIMAN & SHOCKLEY  
ATTORNEYS AT LAW  
2491 PELHAM PARKWAY  
PELHAM, ALABAMA 35124