


553

Send tax notice to:  
Deborah L. Buckingham  
5156 Stonehaven Drive  
Birmingham, AL 35244

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #350  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

  
20081107000433010 1/2 \$63.00  
Shelby Cnty Judge of Probate, AL  
11/07/2008 12:28:47PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Five Thousand and 00/100 Dollars (\$245,000.00) in hand paid to the undersigned, Josh Palmer and Sunny Palmer, husband and wife (hereinafter referred to as "Grantors") by Deborah L. Buckingham (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 14, ACCORDING TO THE SURVEY OF VALLEY BROOK, PHASE III, AS RECORDED IN MAP BOOK 13, PAGE 101, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER.  
BUILDING AND SETBACK LINES, AGREEMENTS, RIGHTS OF WAYS,  
RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$196,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

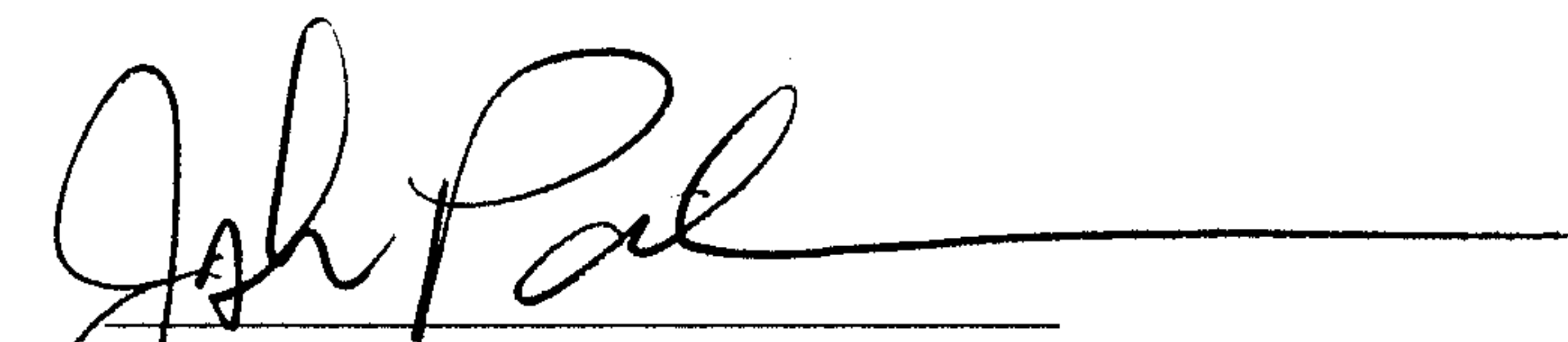
The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators  
and assigns forever.

Shelby County, AL 11/07/2008  
State of Alabama

Deed Tax: \$49.00

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 6<sup>th</sup>  
day of November, 2008

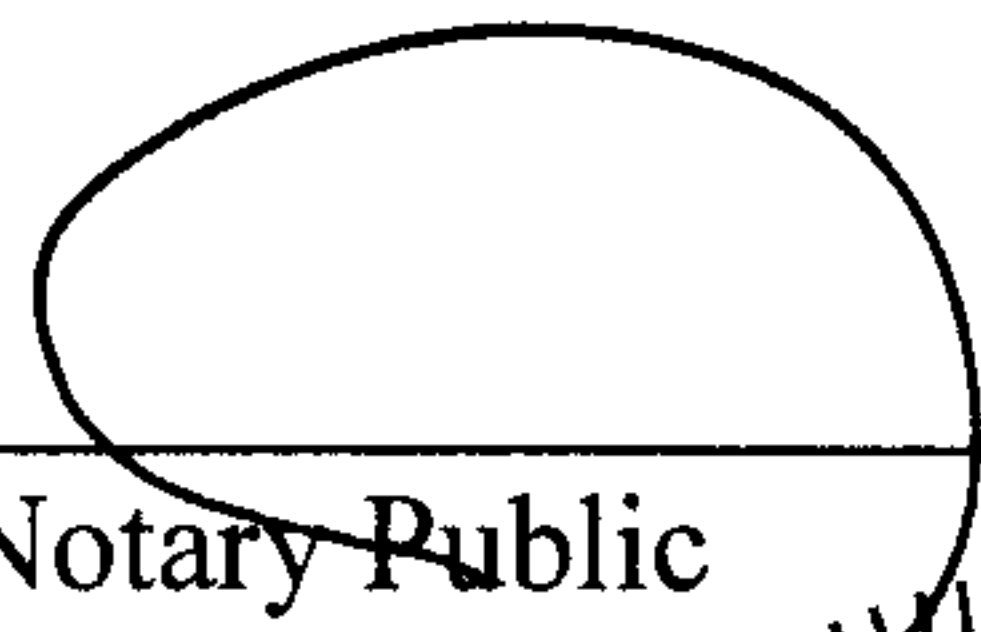
  
Josh Palmer

  
Sunny Palmer

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Josh Palmer and Sunny Palmer, husband and wife, whose names are signed to  
the foregoing instrument, and who are known to me, acknowledged before me on this  
day, that, being informed of the contents of the said instrument, they executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of November 2008

  
Notary Public  
Print Name: \_\_\_\_\_  
Commission Expires \_\_\_\_\_  
