

This instrument was prepared by

DAVID A. BEDGOOD
140 BOWLING LANE
PELHAM, ALABAMA 35124

SEND TAX NOTICE TO:

JESSE CAUSEY
1335 WHIRLAWAY CIRCLE
HELENA, ALABAMA 35080

20090415000138130 1/1 \$14.50
Shelby Cnty Judge of Probate, AL
04/15/2009 09:44:07AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHTY EIGHT THOUSAND AND NO/100'S (\$188,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, MIKE WALKER AND DESIREE WALKER, Husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, JESSE CAUSEY (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 72, ACCORDING TO THE SURVEY OF DEARING DOWNS, 1ST ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 184,594⁰⁰ of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is 1335 Whirlaway Circle, Helena, AL 35080 Shelby County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We, MIKE WALKER AND DESIREE WALKER, have hereunto set my (our) hand(s) and seal(s) this 10th day of APRIL, 2009.

Michael D Walker (SEAL)
MIKE WALKER

Desiree M Walker (SEAL)
DESIREE WALKER

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 04/15/2009
State of Alabama
Deed Tax: \$3.50

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that MIKE WALKER AND DESIREE WALKER whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of APRIL, 2009.

Notary Public:

My commission expires: _____

