


THIS INSTRUMENT WAS PREPARED BY:  
DOUGLAS L. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:  
NICHOLAS S. BURKE  
507 HILLSBORO LANE  
HELENA, ALABAMA 35080

**CORPORATION FORM STATUTORY WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

  
20090420000144460 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
04/20/2009 03:50:24PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **NINETY FIVE THOUSAND AND NO/100 (\$95,000.00)** to the undersigned GRANTOR, **MUTUAL SAVINGS CREDIT UNION**, a State Chartered Credit Union (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **NICHOLAS S. BURKE**, (herein referred to as GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 1, Block 2, according to the Map of a Resurvey of Breckenridge Park, as recorded in Map Book 9, Page 110 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 2009, which are a lien but not yet due and payable until October 1, 2009.
2. Easements as shown by plat, including 10 feet on the Northerly side and 5 feet on the Easterly side of land.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 45, Page 774 in the Probate Office.
4. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 120, Page 497 in the Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Real 69, Page 447 and Real 78, Page 93 and Real 70, Page 253 and covenants pertaining thereto recorded in Real 69, Page 450 in the Probate Office.
6. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
7. Restrictions, limitations, conditions and other provisions as set out in Map Book 9, Page 110 A & B in the Probate Office.
8. Statutory right of redemption from the foreclosure on Jennifer Shanone Medlock by the foreclosure deed dated October 9, 2008, and recorded in Inst. No. 20081015000406570 in the Probate Office of Shelby County, Alabama, under state and federal law.

**\$93,279.00 OF THE HEREIN ABOVE CONSIDERATION WAS PAID FROM A PURCHASE MONEY FIRST MORTGAGE AND \$2,850.00 WAS PAID FROM A PURCHASE MONEY SECOND MORTGAGE, BOTH OF EVEN DATE AND FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD the above described property unto the said GRANTEE, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto his/her/its heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its **VICE-PRESIDENT OF COLLECTIONS, MICHAEL DYER**, who is authorized to execute this conveyance, has hereto set its signature and seal this 15TH day of APRIL, 2009.

**MUTUAL SAVINGS CREDIT UNION**

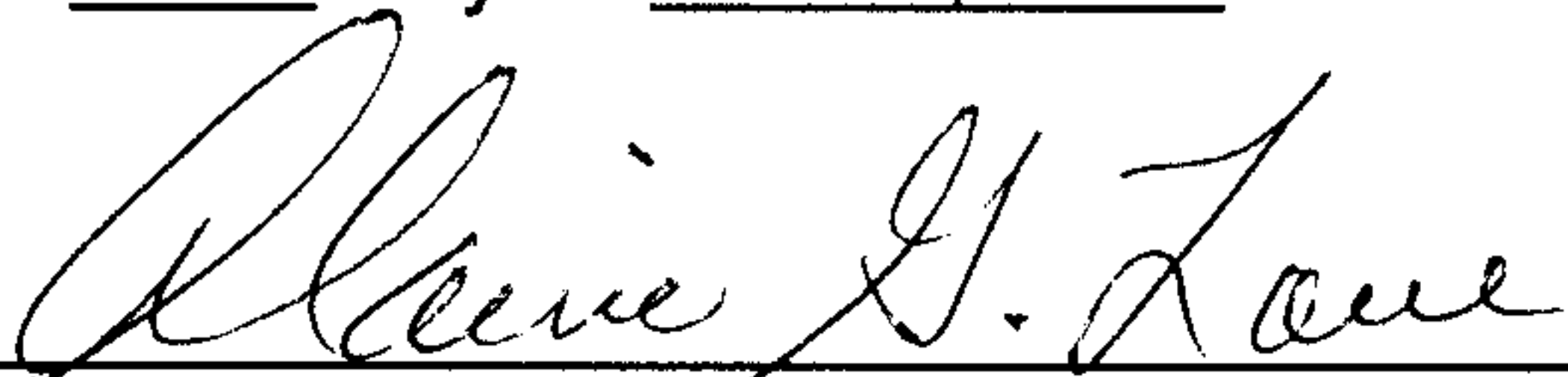
BY:   
AS: **VICE-PRESIDENT OF COLLECTIONS**

STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned, a notary public in and for said county, in said state, hereby certify that **MICHAEL DYER**, whose name as **VICE-PRESIDENT OF COLLECTIONS** of **MUTUAL SAVINGS**

**CREDIT UNION**, a State Chartered Credit Union, 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 he, as such officer and with full authority, executed for and as the act of said credit union.

Given under my hand and official seal this 15TH day of APRIL, 2009.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
**MY COMMISSION EXPIRES: Oct 31, 2011**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

  
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