

209-17272

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden  
PADEN & PADEN, PC  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOEY SEALES  
1030 Long Branch Pkwy  
Calera, AL 35040

STATE OF ALABAMA  
COUNTY OF SHELBY

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of **FIFTEEN THOUSAND DOLLARS 00/100 (\$15,000.00)** to the undersigned grantor, **SOUTHFIRST MORTGAGE**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **JOEY SEALES**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 137, according to the Final Plat Long Branch Estates, Phase I, as recorded in Map Book 34, Page 66, in the Probate Office of Shelby County, Alabama.**

#### SUBJECT TO:


1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.**
2. **EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.**
3. **RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-2896, INST. NO. 2004-69742, AND INST. NO. 2005-38543.**
4. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**

\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their 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 it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/03/2009  
State of Alabama  
Deed Tax : \$15.00

  
20090603000209900 1/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
06/03/2009 08:33:25 AM FILED/CERT

IN WITNESS WHEREOF, the said GRANTOR, **SOUTHFIRST MORTGAGE** , by **SANDRA H. STEPHENS** its **CEO**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 14th day of May, 2009.

**SOUTHFIRST MORTGAGE**

  
**SANDRA H. STEPHENS**  
**CEO**

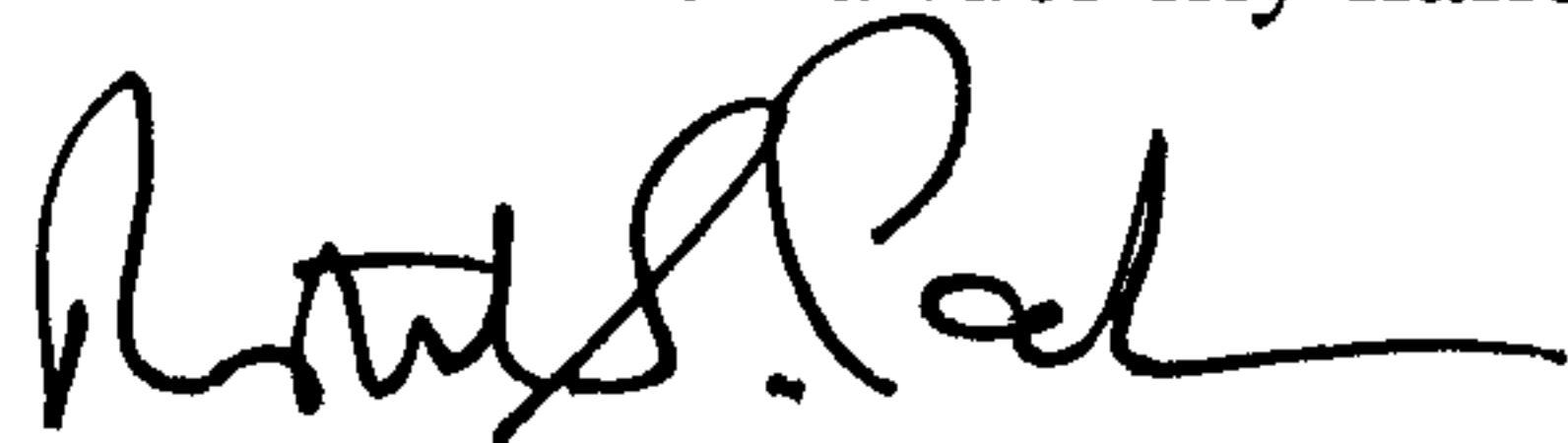
**STATE OF ALABAMA)**

**COUNTY OF SHELBY)**

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **SANDRA H. STEPHENS**, whose name as **CEO** of **SOUTHFIRST MORTGAGE**, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this the 14th day of May, 2009.



Notary Public

My commission expires:

7/16/10

