


SEND TAX NOTICE TO:  
Debra J. McDurmin  
113 Battery Row  
Huntsville, AL 35816

905162

This instrument was prepared by  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219

  
20090707000259410 1/2 \$154.00  
Shelby Cnty Judge of Probate, AL  
07/07/2009 08:46:36 AM FILED/CERT

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty Thousand dollars & no cents (\$280,000.00)**  
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Lewis E. Atchison, Jr., an unmarried man, and Karla D. Atchison, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Debra J. McDurmin, a married woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

**LOT 45, ACCORDING TO THE SURVEY OF HIDDEN SPRINGS, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 69 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2009 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

\$140,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.


Subject to:

1. Real estate taxes for the year 2009 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Anything to the contrary notwithstanding, this policy, (policy to be issued if in a commitment), does not attempt to set out any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests are not insured. Nothing herein shall insure against loss or damage resulting from subsidence.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 27, Page 69.
5. 40' building line front as shown on recorded Map Book 27, Page 69.
6. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 2000-34908 in the Probate Office of Shelby County, Alabama.
7. Utility permits and easements for roads of record including, but no being limited to, right of way granted to South Central Bell recorded in Deed Book 261, Page 190.

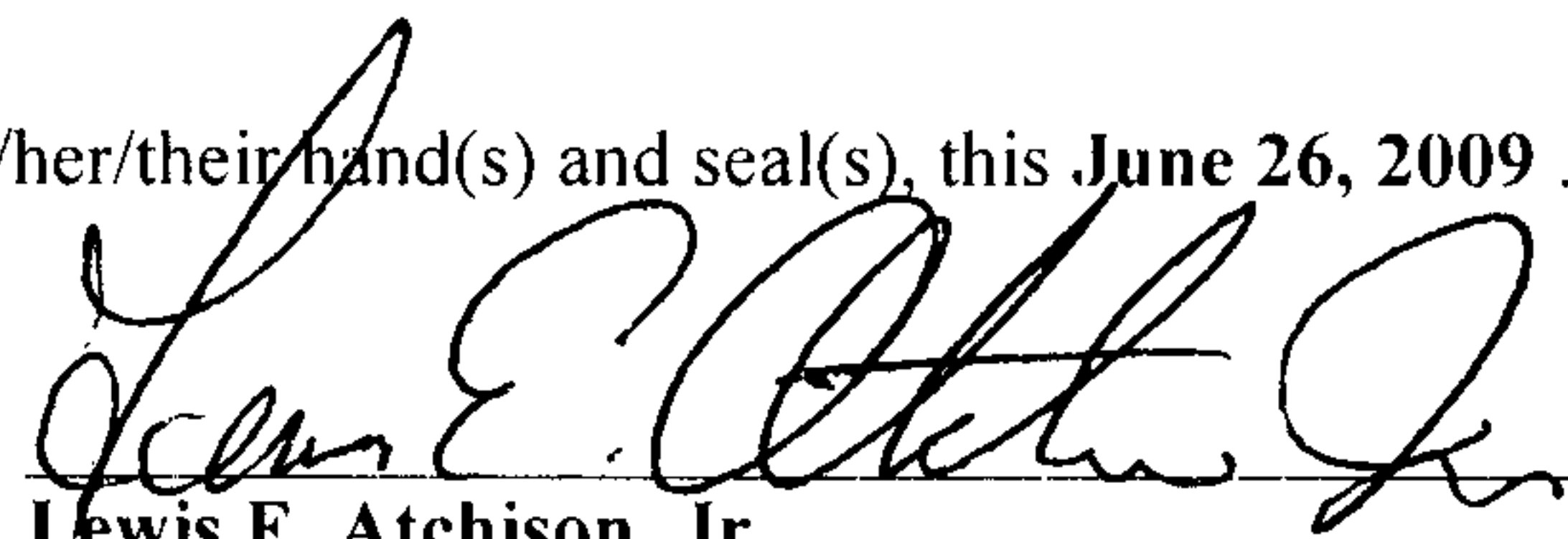
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.


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

WARRANTY DEED  
Shelby County, AL 07/07/2009  
State of Alabama  
Deed Tax : \$140.00

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 26, 2009** .

 (Seal)  
Lewis E. Atchison, Jr.

 (Seal)  
Karla D. Atchison

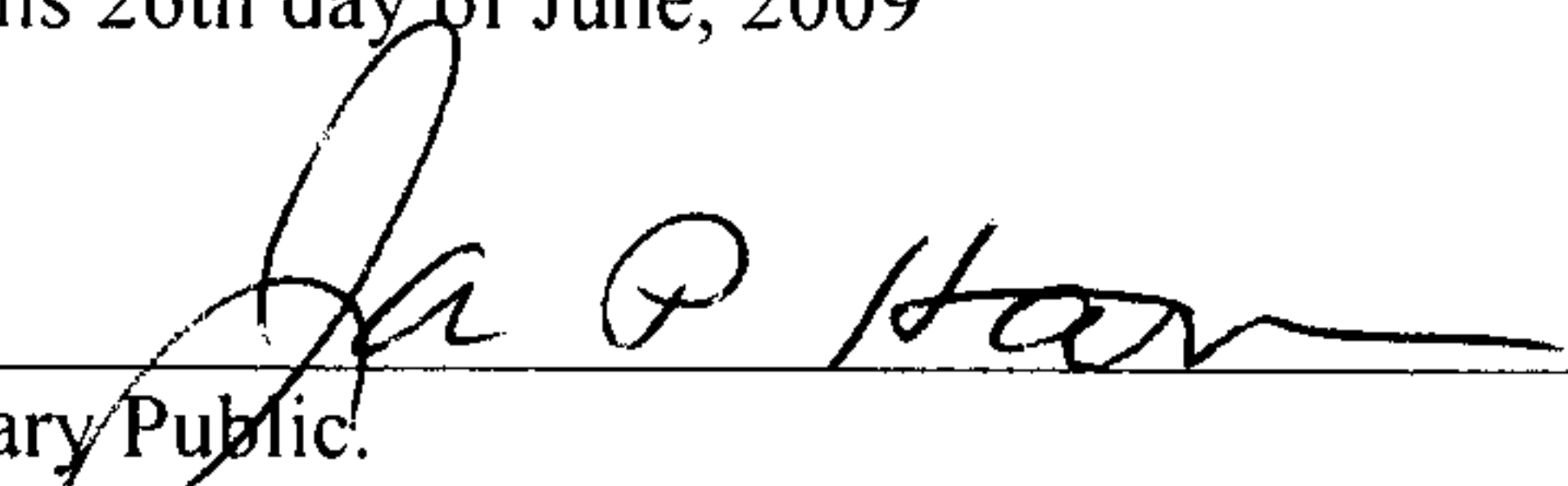
STATE OF ALABAMA

General Acknowledgement


JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lewis E. Atchison, Jr., an unmarried man, and Karla D. Atchison, an unmarried woman** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, 2009

  
\_\_\_\_\_  
Notary Public.

(Seal)  
My Commission Expires: 3/28/2012

  
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