

STATE OF ALABAMA

SEND TAX NOTICE TO:

SHELBY COUNTY

Jeffrey C. Burkle
4938 Altadena South Drive
Hoover AL 35244

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Hundred Ninety Two Thousand and 00/100 Dollars (\$192,000.00), in hand paid to America's First Federal Credit Union, a federally chartered Credit Union, hereinafter called Grantor, does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto Jeffrey C. Burkle, hereinafter called Grantee, in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, Block 2, according to the Survey of Amended Map Awtrey & Scott Addition to Altadena South, as recorded in Map Book 5, Page 123, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to taxes for 2009 and subsequent years; all easements, rights-of-way, encumbrances, covenants and restrictions of record.

\$188,522.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated February 27, 2009 and recorded in Instrument No. 20090227000071640 the Probate Office of Shelby County, Alabama of that certain mortgage recorded in Instrument No. 20080505000183980 under and in accordance with the laws of the State of Alabama.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto sets its signature and seal, this the 26th day of June 2009

AMERICA'S FIRST FEDERAL CREDIT UNION

Shelby County, AL 07/10/2009

State of Alabama

Deed Tax : \$3.50

By: 
Its President



20090710000266650 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
07/10/2009 03:59:03 PM FILED/CERT


STATE OF ALABAMA

JEFFERSON COUNTY

ACKNOWLEDGMENT

BEFORE ME, a Notary Public in and for said County and State, personally appeared, David C. Adcock, whose name as President of America's First Federal Credit Union, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being duly informed of the contents of this conveyance he, as such officer, and with full authority, executed the same voluntarily for and as the act of said Credit Union

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 26th day of June 2009.


Notary Public
Commission Expires: 05.14.2011

THIS INSTRUMENT PREPARED BY:

Alan Stabler
Attorney for Grantor
1200 4th Avenue, North
Birmingham, AL 35203



20090710000266650 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
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