

909121

SEND TAX NOTICE TO:
Wendi M. O'Kelley
1305 Old Cahaba Trace
Helena, Alabama 35080

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

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Thousand dollars & no cents (\$150,000.00)**
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Robert Q. Faulk and wife, Amanda A. Faulk** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Wendi M. O'Kelley, a single person** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 521, ACCORDING TO THE SURVEY OF THE AMENDED MAP OF
OLD CAHABA, THE PARK SECTOR, AS RECORDED IN MAP BOOK 25,
PAGE 126 IN THE PROBATE OFFICE 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.


\$120,000.00 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. 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.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 25, Page 126.
5. 20' building line front as shown on recorded Map Book 25, Page 126.
6. 10' easement rear as shown on recorded Map Book 25, Page 126.
7. 7.5' easement on the NE side as shown on recorded Map Book 25, Page 126.
8. Declaration of Protective Covenants recorded in Instrument 1999-25616.

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.

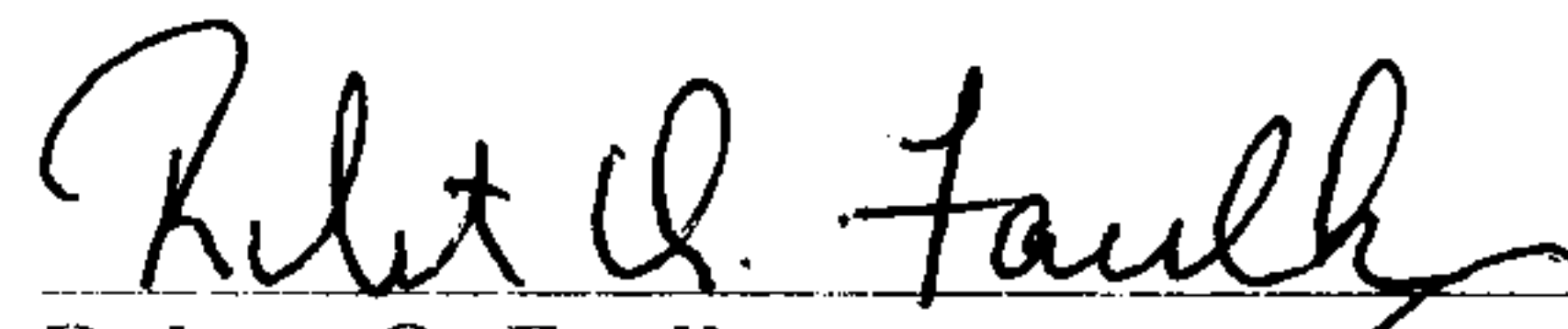


20091102000407930 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
11/02/2009 11:08:14 AM FILED/CERT

WARRANTY DEED

Shelby County, AL 11/02/2009
State of Alabama
Deed Tax : \$30.00

RLT aaf

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **October 23, 2009** .

 (Seal)
Robert Q. Faulk
 (Seal)
Amanda A. Faulk

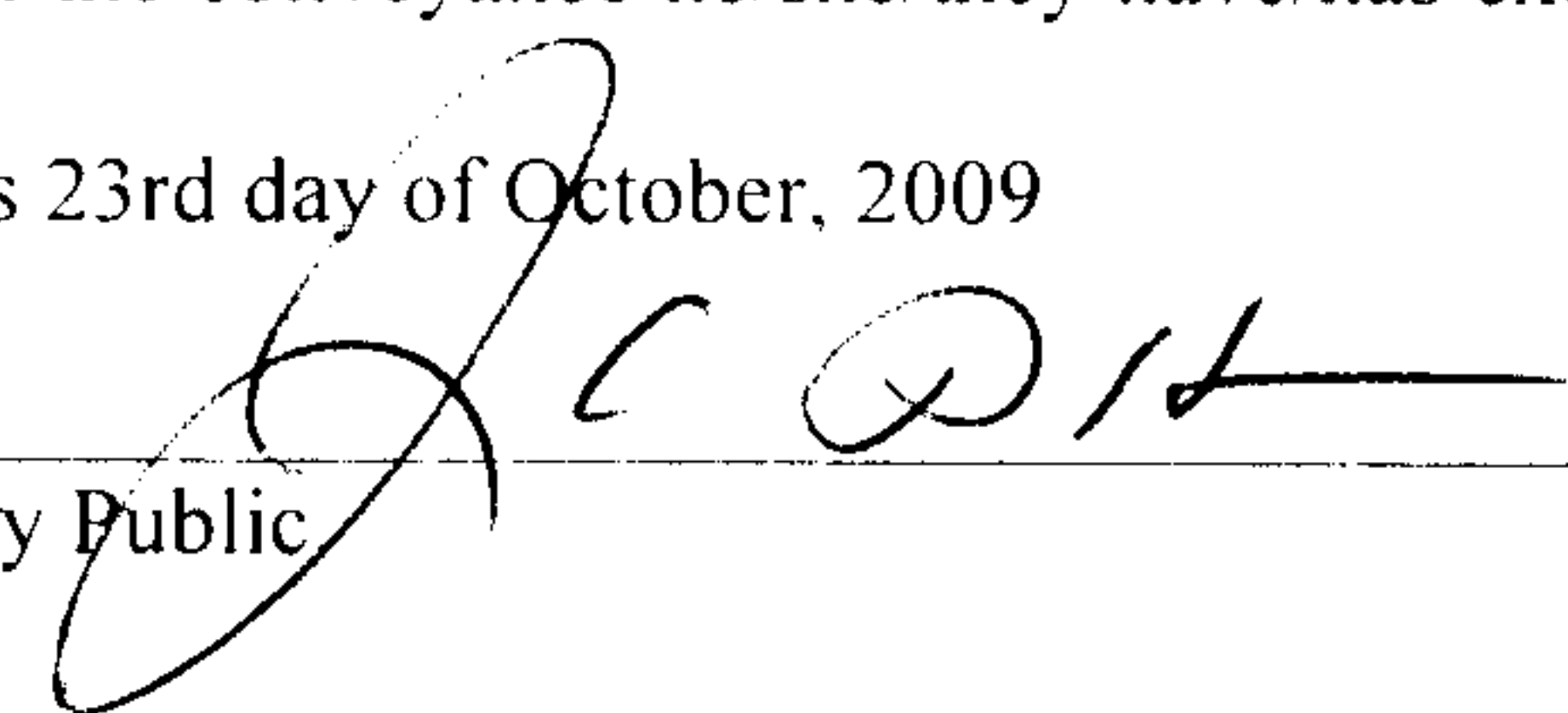
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert Q. Faulk and wife, Amanda A. Faulk** , 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 23rd day of October, 2009


Notary Public

(Seal)

My Commission Expires: 1/28/2012



20091102000407930 2/2 \$44.00
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