

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243


20091209000452660 1/1 \$13.50
Shelby Cnty Judge of Probate, AL
12/09/2009 02:19:31 PM FILED/CERT

Send Tax Notice To:
Angela Porter
118 Windsor Ridge Drive #10
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JEFFERSON)

That in consideration of the sum of **One Hundred Twenty-six Thousand Nine Hundred and 00/100 Dollars (\$126,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

Emily Strickland Burns and Perry Burns, Wife and Husband

(herein referred to as GRANTORS) does grant, bargain, sell and convey unto

Angela Porter

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Windsor Ridge as recorded in Map Book 21, Page 68, in the Probate Office of Shelby County, Alabama

Emily E. Strickland by deed dated 2-21-06 and filed 3-3-06 in Instrument 20060303000101580, is one and the same person as Emily Strickland Burns

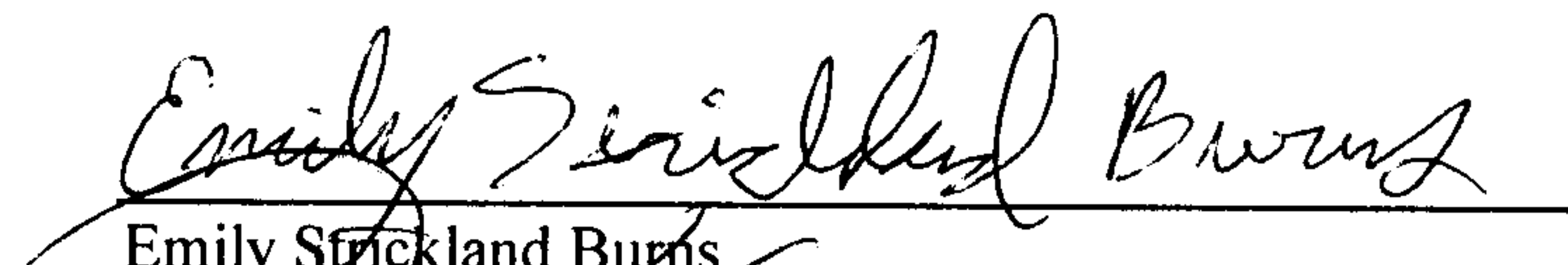
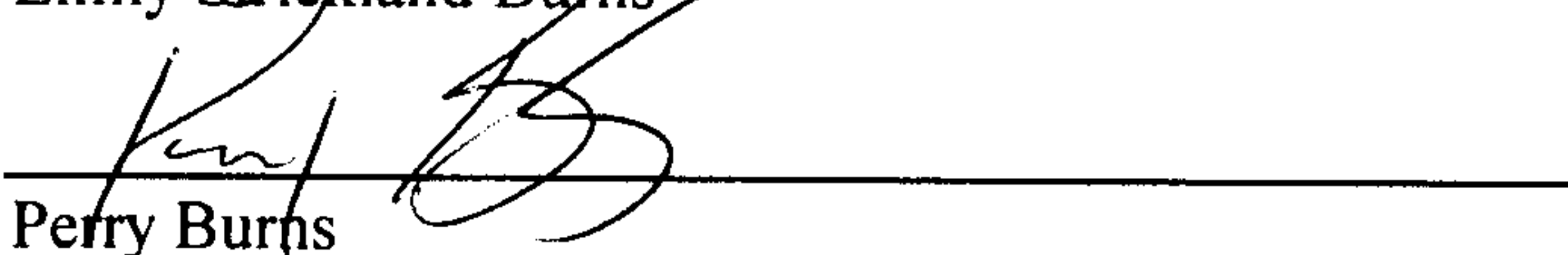
Subject to: All Easements, Restrictions and Rights of Way of record.
\$124,601.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

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

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal, this the 25th day of November, 2009.

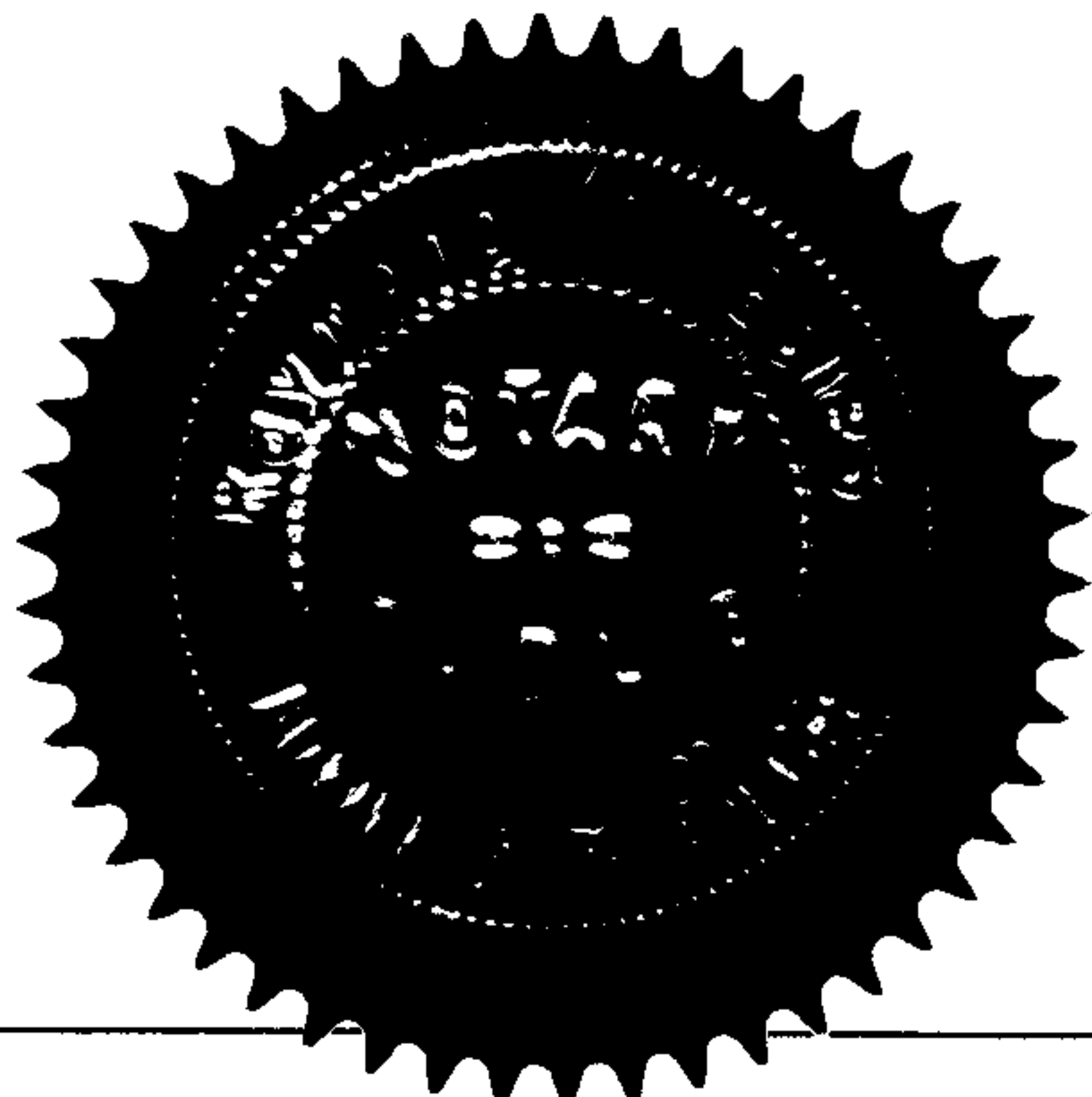

Emily Strickland Burns

Perry Burns

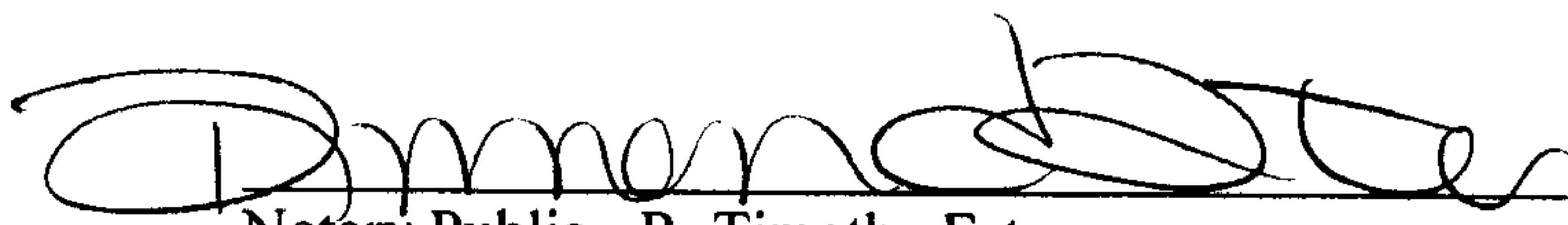
Deed Tax : \$2.50

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Emily Strickland Burns and Perry Burns**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 24th day of November, 2009.




Notary Public - R. Timothy Estes
My Commission Expires: July 11, 2011