



20100406000102310 1/2 \$314.00
 Shelby Cnty Judge of Probate, AL
 04/06/2010 10:11:24 AM FILED/CERT

Send tax notice to:

JAMES T. BRUMLEY
134 BIRCH CREEK DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
 CHARLES D. STEWART, JR.
 Executive Real Estate Group, LLC
 4898 Valleydale Road, Suite A-2
 Birmingham, Alabama 35242

STATE OF ALABAMA
 Shelby COUNTY

2010088

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) in hand paid to the undersigned, RAYMOND J. RONK and LINDA J. RONK (hereinafter referred to as "Grantors") by JAMES T. BRUMLEY and PATRICIA M. BRUMLEY (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 26, ACCORDING TO THE SURVEY OF BIRCH CREEK SUBDIVISION, AS RECORDED IN MAP BOOK 27, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. COVENANTS, CONDITIONS AND RESTRICTIONS, IF ANY, APPEARING IN THE PUBLIC RECORDS.
4. EASEMENTS OR SERVITUDES, IF ANY, APPEARING IN THE PUBLIC RECORDS.
5. MUNICIPAL IMPROVEMENTS ASSESSMENTS, FIRE DISTRICT DUES AND HOMEOWNERS ASSOCIATION FEES AGAINST SUBJECT PROPERTY.
6. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, AS RECORDED IN MAP BOOK 27, PAGE 143.
7. 10' EASEMENT REAR AS SHOWN ON RECORDED MAP BOOK 27, PAGE 143.
8. 20' EASEMENT REAR AS SHOWN ON RECORDED MAP BOOK 27, PAGE 143.


\$-0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

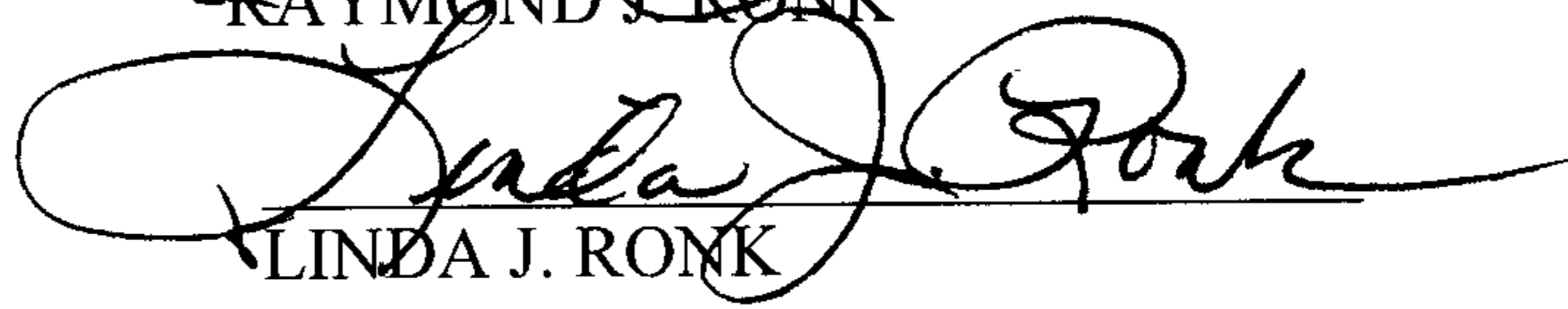
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 5th day of April, 2010.




RAYMOND J. RONK


LINDA J. RONK

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that RAYMOND J. RONK and LINDA J. RONK, whose names are signed to the
foregoing instrument, and who are known to me, acknowledged before me on this day,
that, being informed of the contents of the said instrument, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of April, 2010.



Notary Public
Print Name:
Commission Expires: 4-13-12
