

DEED BEING RECORDED SHOULD HAVE BEEN RECORDED 6/4/09 WITH MORTGAGE THAT IS RECORDED IN 20090604000212420

Send tax notice to:

Joshua Simpkins

Shawn Simpkins

49 Beech Circle

Chelsea, AL 35043

0700900212

State of Alabama

County: Shelby

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Five Thousand and 00/100 Dollars (\$235,000.00) in hand paid to the undersigned Francis H. Burder III and Donna J. Burder, Husband and Wife**, (hereinafter referred to as Grantors”) by **Joshua Simpkins and Shawn Simpkins** (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 17, according to the Survey of Yellowleaf Ridge Estates, as recorded in Map Book 18, Page 127, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

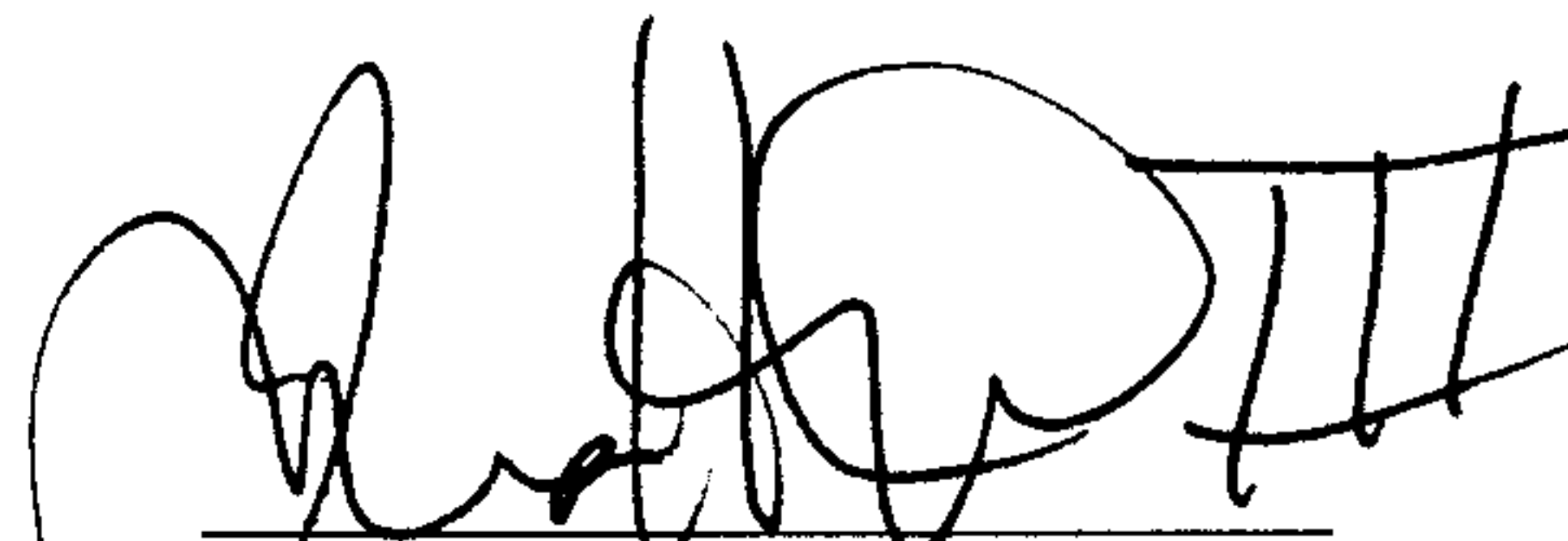
\$223,850.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.


20100412000110680 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
04/12/2010 01:12:43 PM FILED/CERT
Shelby County, AL 04/12/2010
State of Alabama
Deed Tax : \$11.50

IN WITNESS WHEREOF, Grantor(s) Francis H. Burder III and Donna J. Burder hereunto set their signature(s) and seal(s) on May 27, 2009.


Francis H. Burder III

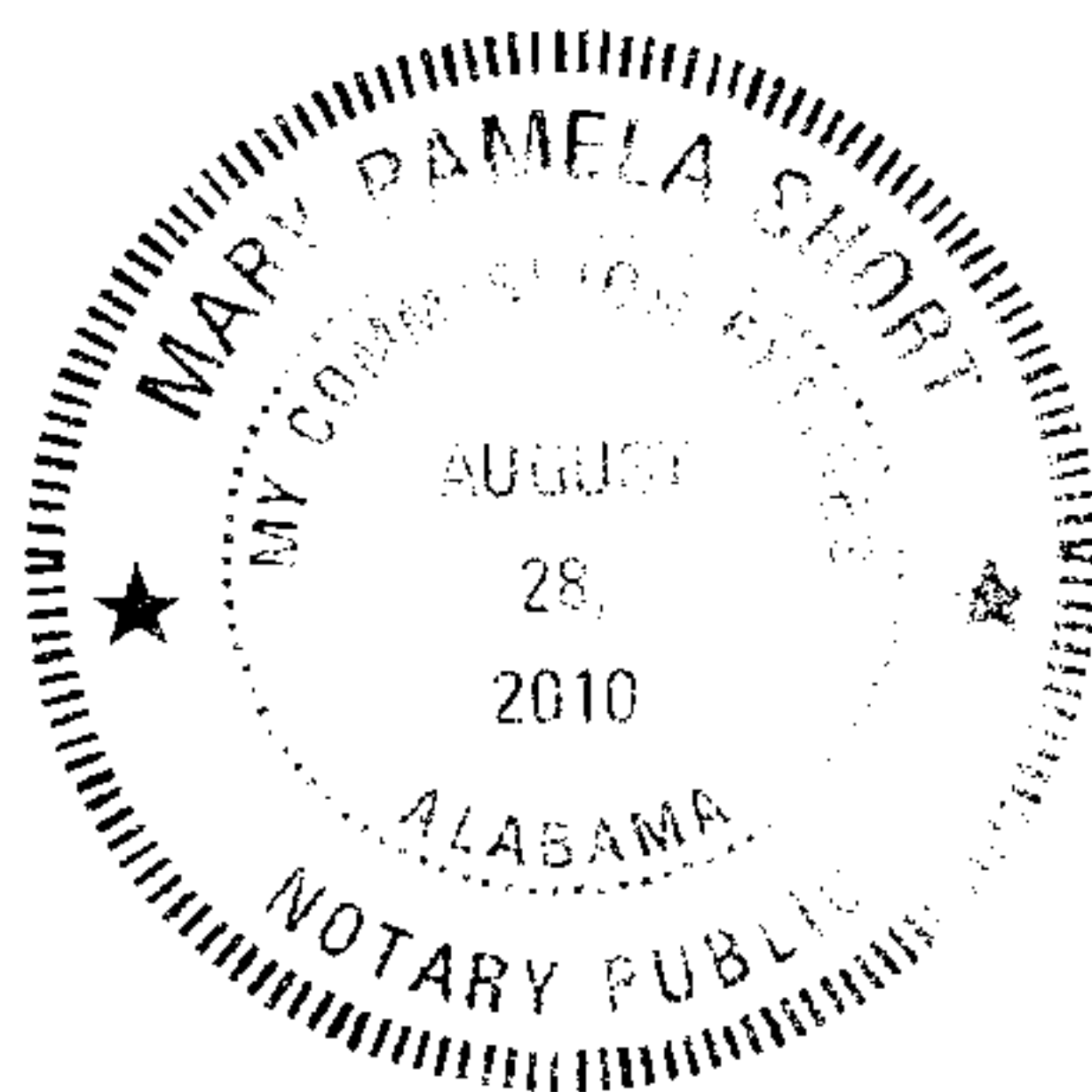

Donna J. Burder

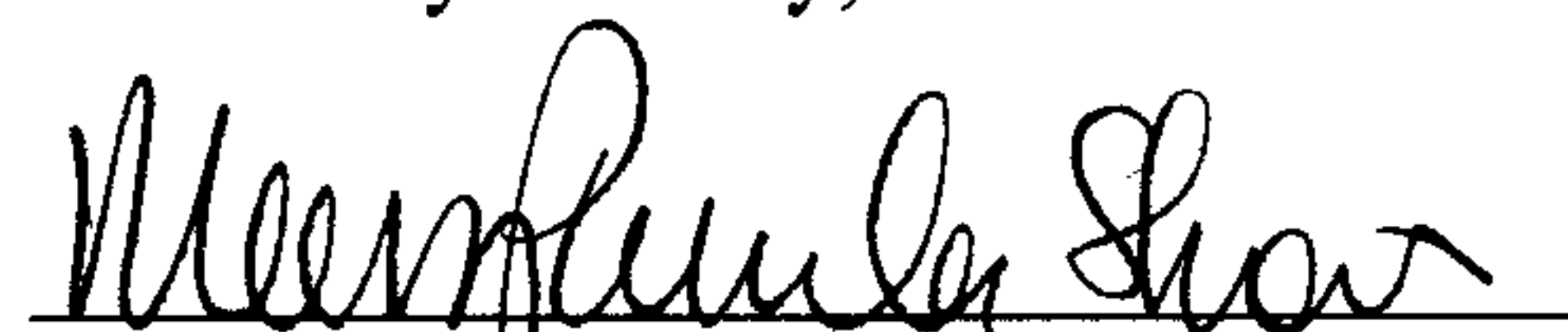
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Francis H. Burder III and Donna J. Burder, Husband and Wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of May, 2009.

(NOTARIAL SEAL)




Notary Public
Print Name:
Commission Expires:



20100412000110680 2/2 \$25.50
Shelby Cnty Judge of Probate, AL
04/12/2010 01:12:43 PM FILED/CERT