



20101213000416770 1/3 \$197.00  
Shelby Cnty Judge of Probate, AL  
12/13/2010 10:39:49 AM FILED/CERT

**This Document Prepared By:**

Jonathan S. Burton  
2020 Madison Circle  
Chelsea, Alabama 35043

**After Recording Send Tax Notice To:**

Jonathan S. Burton  
2020 Madison Circle  
Chelsea, Alabama 35043

When recorded return to :  
Custom Recording Solutions  
2550 N. Redhill Ave.  
Santa Ana, CA. 92705  
800-756-3524 Ext. 5011

Assessor's Parcel Number: 097361002050000  
Fair Market Value: \$179,000.00

**WARRANTY DEED**

TITLE OF DOCUMENT

10108315

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Jonathan S. Burton, an unmarried man and Gina O. Burton, an unmarried woman, as joint tenants with rights of survivorship**, (herein referred to as grantor, whether one or more), whose mailing address is 2020 Madison Circle, Chelsea, Alabama 35043, grant, bargain, sell and convey unto **Jonathan S. Burton, an unmarried man**, (herein referred to as grantee, whether one or more), whose mailing address is 2020 Madison Circle, Chelsea, Alabama 35043, the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 2020 Madison Circle, Chelsea, Alabama 35043

Source of Title Ref.: Deed: Recorded 11/16/2005; BK       , PG       ,  
Doc. No. 20051116000598040

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

X is homestead property of the said Grantor

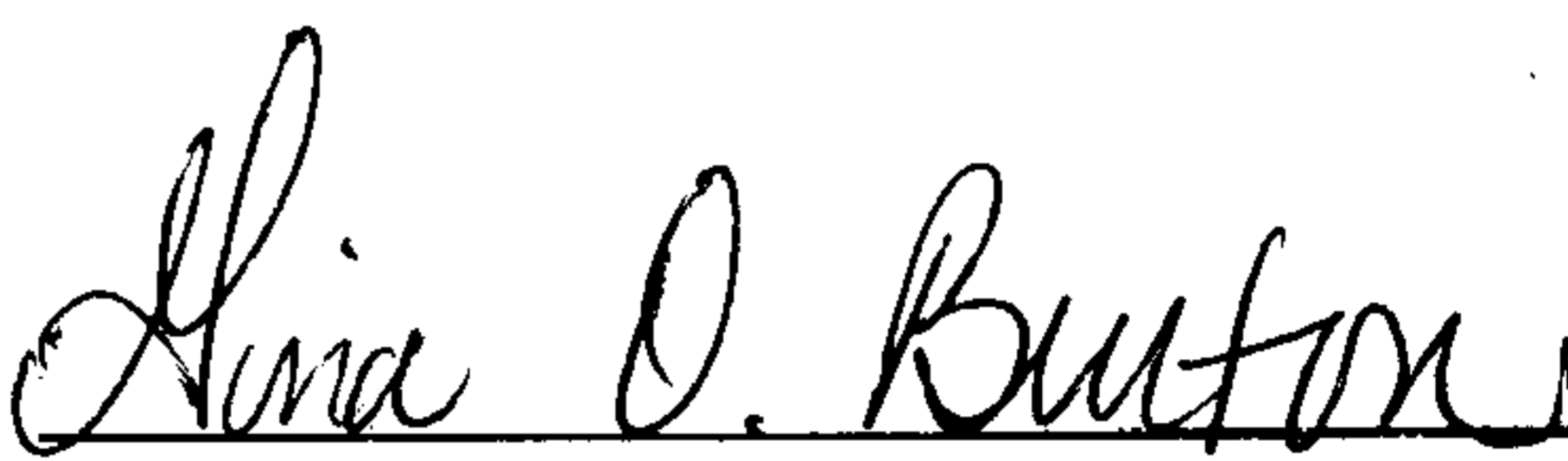
       is **NOT** homestead property of the said Grantor

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

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 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.

IN WITNESS WHEREOF, **Jonathan S. Burton** and **Gina O. Burton** have hereunto set my (our) hand(s) and seal(s), this 12<sup>th</sup> day of November, 2010.

  
Jonathan S. Burton

  
Gina O. Burton

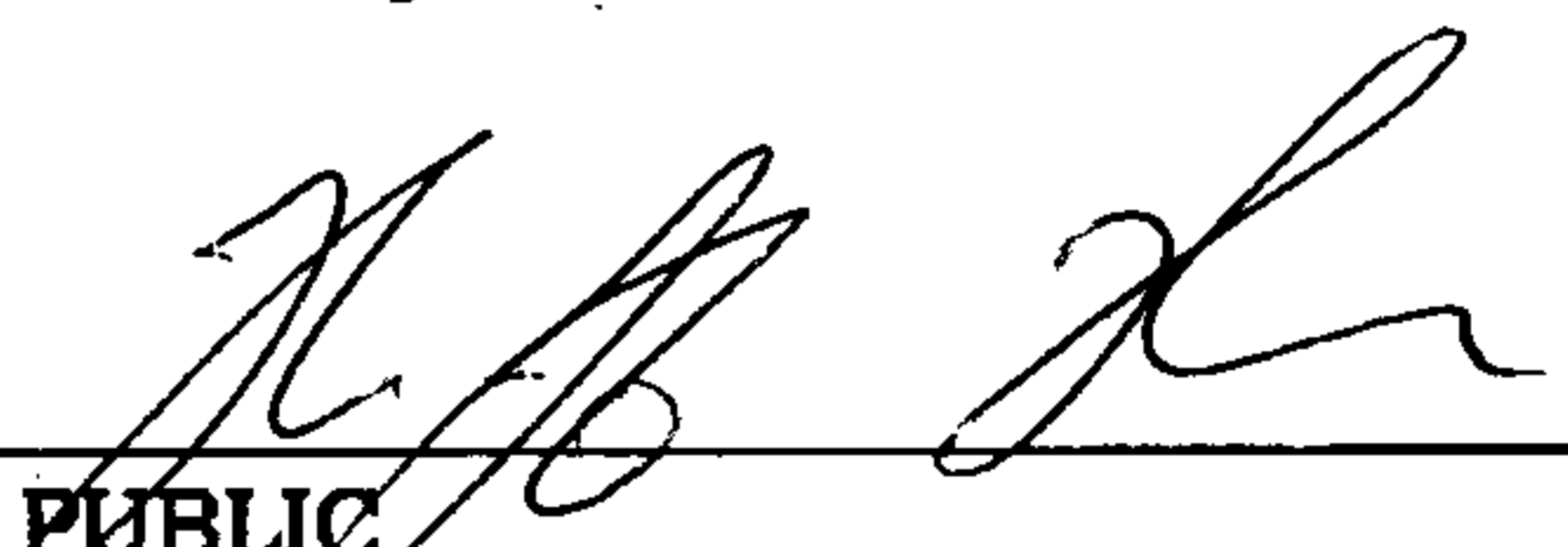
General Acknowledgement

STATE OF Alabama  
Shelby COUNTY


I, Franc Jettrey Fabian a Notary Public in and for said County, in said State, hereby certify that **Jonathan S. Burton** and **Gina O. Burton**, 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 above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 12<sup>th</sup> day of November, 2010.

  
NOTARY PUBLIC

My Commission Expires: May 7, 2011  
PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 7, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

  
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Order ID: 10108315

Loan # : NMA010267

### **Exhibit A**

#### **LEGAL DESCRIPTION**

The following described property:

Situated in Shelby County, Alabama, to-wit:

Lot 2-50, according to the Plat of Chelsea Park 2nd Sector as recorded in Map Book 34, Page 22 in the Probate Office of Shelby County, Alabama.

Assessor's Parcel No: 097361002050000