

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Timothy D. Osborne
229 Summer Brook Lane
Alabaster, Alabama 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA)
Shelby COUNTY)

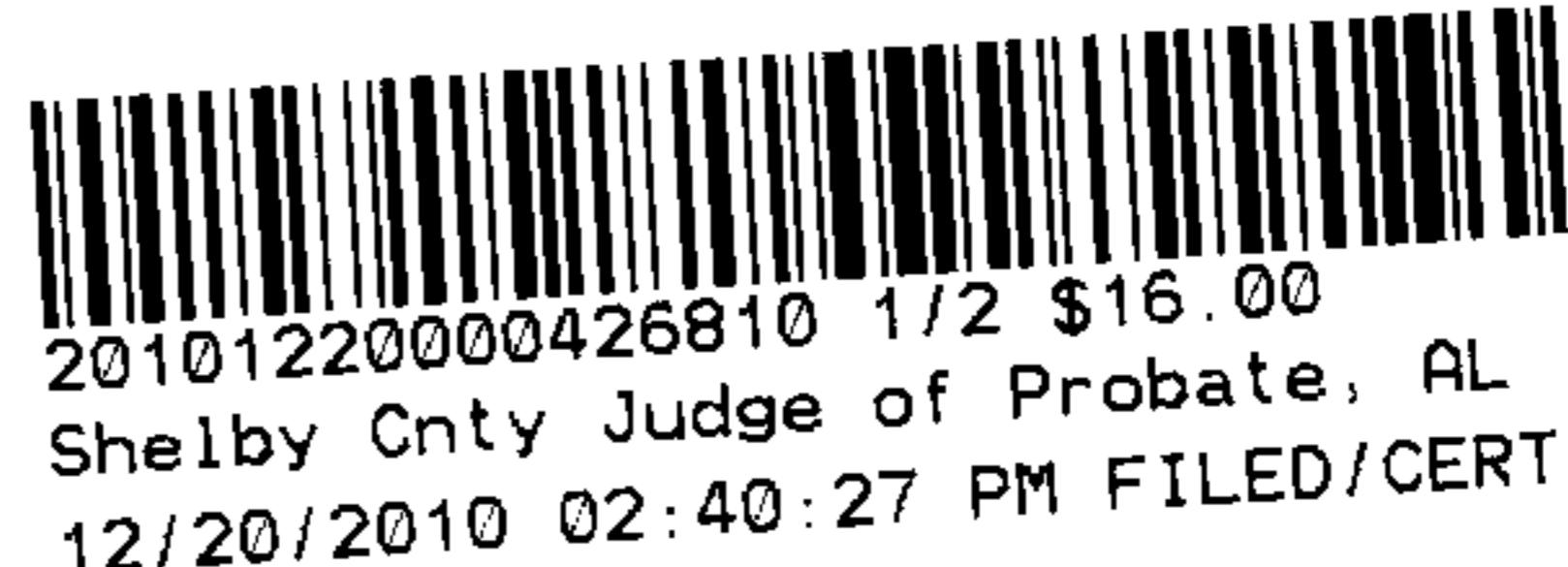
KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty Nine Thousand dollars and Zero cents (\$139,000.00)to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Thomas J. Hurst and wife, Jean M. Hurst**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Timothy D. Osborne** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 85, according to the Survey of Summer Brook, Sector Two, as recorded in Map Book 18, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$143,550.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

Jean M. Hurst, Jenny Hurst and Jeannie Hurst are all one and the same person.



TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on 3rd day of December, 2010

Thomas J. Hurst
Thomas J. Hurst

Jean M. Hurst
Jean M. Hurst

STATE OF Georgia)
Columbia COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas J. Hurst and Jean M. Hurst 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on ⁰¹ 3rd day of December, 2010.

KH

Karrie L. Harmer
Notary Public
Commission Expires: 06/03/2014

