



20110707000196020 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/07/2011 09:54:17 AM FILED/CERT

Send tax notice to:

JOSHUA A. DURDEN
3366 N. BROKEN BOW DRIVE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2011220

Shelby County, AL 07/07/2011
State of Alabama
Deed Tax:\$10.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Four Thousand Seven Hundred and 00/100 Dollars (\$194,700.00) in hand paid to the undersigned, JULIE H. FERGUSON (NOW KNOWN AS JULIE FERGUSON ELLIOTT) and DAVID C. ELLIOTT, Wife and Husband (hereinafter referred to as "Grantors") by JOSHUA A. DURDEN and MARY E. DURDEN (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 33, ACCORDING TO THE SURVEY OF BROKEN BOW, 1ST ADDITION, 1ST PHASE, AS RECORDED IN MAP BOOK 8, PAGE 116, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

JULIE FERGUSON ELLIOTT IS ONE AND THE SAME AS JULIE H. FERGUSON , GRANTEE ON THAT CERTAIN DEED DATED JUNE 28, 2002 AND RECORDED IN INSTRUMENT NO. 20020701000307620, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

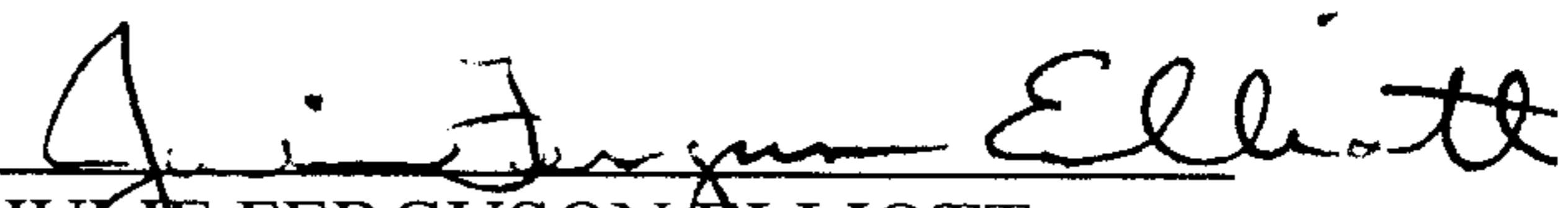
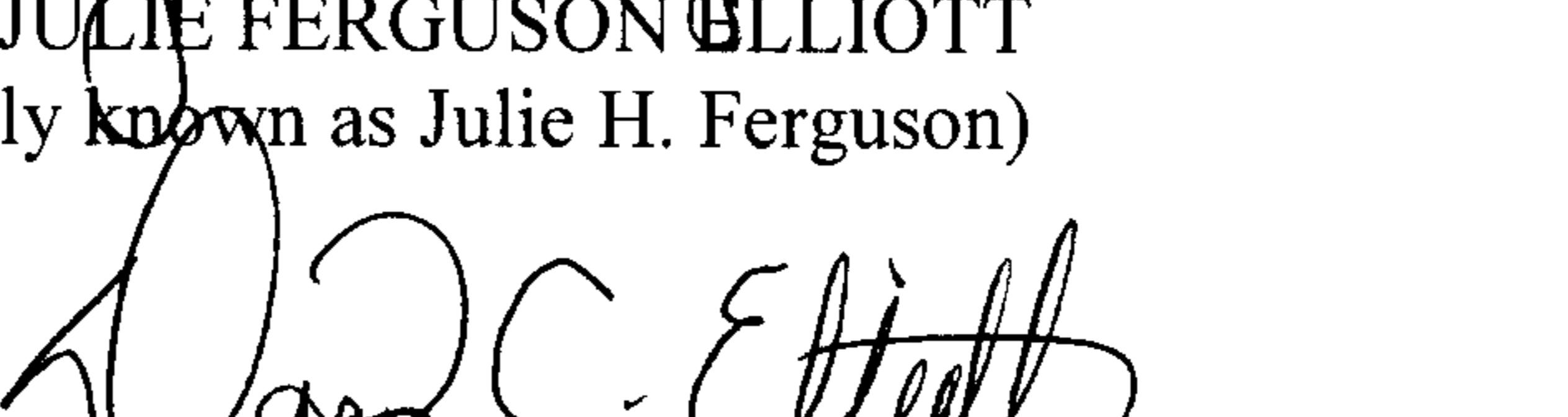
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS OF EASEMENTS, ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS AND ANY FACTS WHICH A CORRECT SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
5. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
6. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN VOLUME 81, PAGE 171, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.

8. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 51, PAGE 149, BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
9. ARTICLES OF INCORPORATION OF BROKEN BOWN HOMEOWNERS ASSOCIATION, INC., AS RECORDED IN BOOK 36, PAGE 821.

\$ 184,965.00 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.

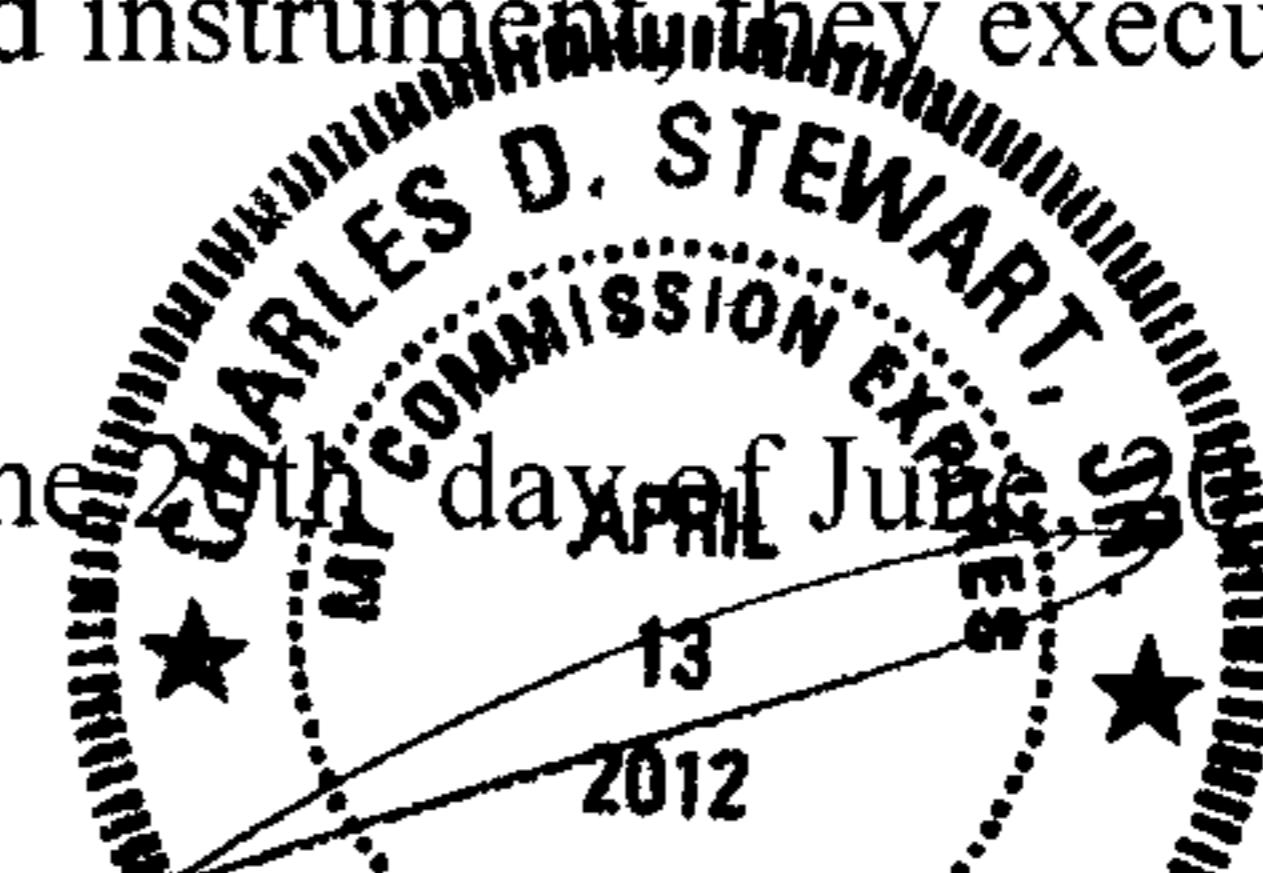
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 20th day of June, 2011.


JULIE FERGUSON ELLIOTT
(formerly known as Julie H. Ferguson)

DAVID C. ELLIOTT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~JULIE FERGUSON~~ and DAVID C. ELLIOTT, 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 20th day of June, 2011.



Notary Public
Print Name Charles D. Stewart, Jr.
Commission Expires:

4-13-12



20110707000196020 3/3 \$29.00

Shelby Cnty Judge of Probate, AL

07/07/2011 09:54:17 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

On this 27TH day of JUNE, 2011, I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that JULIE FERGUSON whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of the instrument, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and official seal of office this the 27TH day of JUNE, 2011.

[NOTARIAL SEAL]

