



20110708000198100 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/08/2011 10:09:56 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Amy E. Knowles
3204 Tam O'Shanter Lane
Birmingham, AL 35242

STATE OF ALABAMA)
 :
) **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Fifty Thousand and 00/100 (\$150,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Patricia R. Walden as Personal Representative under the Last Will and Testament of Gail W. Burton, deceased, Probate Case No. 2010-000693**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Amy E. Knowles**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 2, in Block 6, according to a Resurvey of Lot 2, Block 6, Kerry Downs, as recorded in Map Book 7, Page 30, in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2011 and subsequent years not yet due and payable until October 1, 2011.
Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Grantor acquired the property by virtue of Warranty Deed Joint with Right of Survivorship to Gordon E. Burton, Jr. and Gail W. Burton recorded at Book 267, Page 314. Gordon E. Burton is deceased and predeceased Gail W. Burton. Gail W. Burton was the sole surviving grantee under that certain deed recorded at Book 267, Page 314; other grantee, Gordon E. Burton, Jr. having died on or about January 7, 2004.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 17th day of June, 2011.

**Patricia R. Walden as Personal Representative
under the Last Will and Testament of Gail W.
Burton, deceased, Probate Case No. 2010-000693**


Patricia R. Walden, Personal Representative

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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~~STATE OF ALABAMA~~

) State of Nevada

~~COUNTY OF JEFFERSON~~

) Washoe County

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Patricia R. Walden as Personal Representative under the Last Will and Testament of Gail W. Burton, deceased, Probate Case No. 2010-000693, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as Personal Representative and with full authority, executed the same voluntarily for and as the act of said Last Will and Testament.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 6/5/2015

