

This instrument is prepared by:
John H. Henson
4647 E Highway 280
Birmingham, AL 35242

SEND TAX NOTICE TO:

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John Horishny
100 Eagle Cove Drive
Pelham, AL 35124

WARRANTY DEED



20110804000228580 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
08/04/2011 02:01:46 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thousand And No/100 Dollars (\$200,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Justin Duckett and Ashley Duckett, Husband and Wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John Horishny (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.


Lot 60, according to the Survey of Eagle Cove Subdivision, as recorded in Map Book 35, Page 121, in the Probate Office of Shelby County, Alabama.

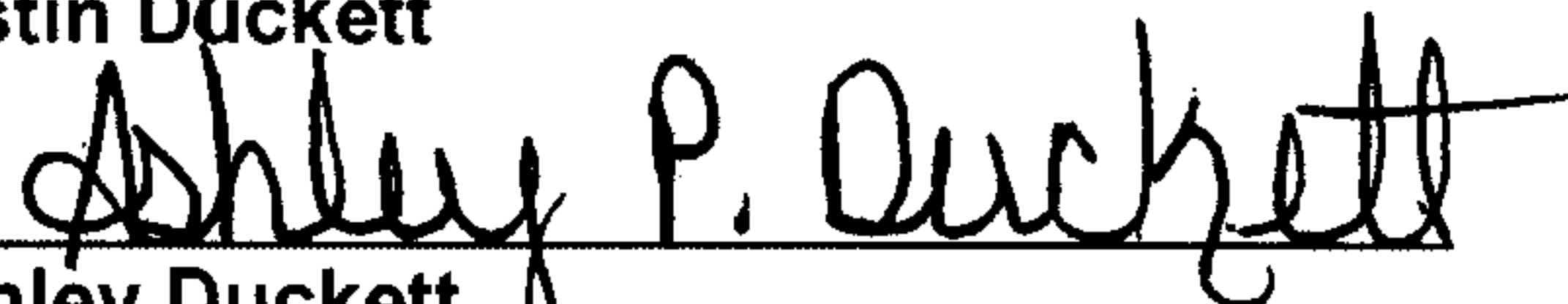
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Ninety Thousand And No/100 Dollars (\$190,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 29, 2011.


Justin Duckett

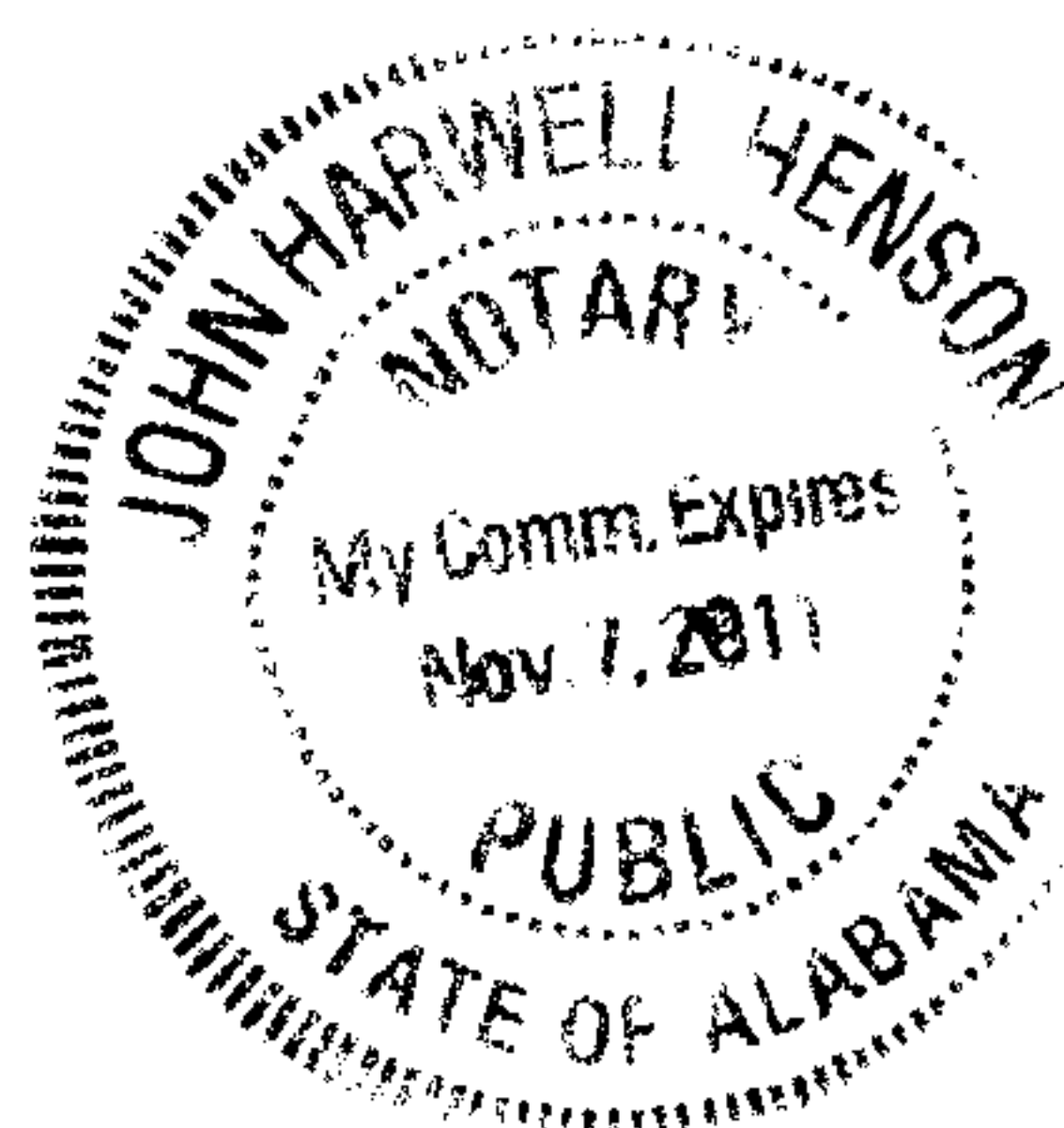

Ashley Duckett

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Justin Duckett and Ashley Duckett 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **29th** day of **July, 2011**.


Notary Public
Commission Expires:



Shelby County, AL 08/04/2011
State of Alabama
Deed Tax: \$10.00