

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Mickie L Manning
465 Highway 416
Wilsonville AL 35186

WARRANTY DEED



20110822000247330 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
08/22/2011 02:45:06 PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Seventy Thousand dollars and Zero cents (\$70,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ben D. King and wife, Debra King, and Jeffrey Rooks, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mickie L Manning (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 61, according to the Survey of a Subdivision for Single Family Residences, Bulley Creek Farm development, 1st Sector, as recorded in Map Book 38, Pages 75A and 75B, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$273,600.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 otherwise 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 19th day of August, 2011.

_____	(SEAL)	<u>Ben D. King</u>	(SEAL)
		Ben D. King	
		By: Debra King, As Power of Attorney	
_____	(SEAL)	<u>Debra King</u>	(SEAL)
		Debra King	
_____	(SEAL)	<u>Jeffrey Rooks</u>	(SEAL)
		Jeffrey Rooks	
		By: Debra King, As Power of Attorney	
		<u>Debra King</u>	(SEAL)
		Debra King	

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Ben D. King By: Debra King, As Power of Attorney and Debra King, and Jeffrey Rooks, By: Debra King, As Power of Attorney whose names are 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of August, 2011.

My Commission Expires: 10-16-12

Michael T. Atchison
Notary Public