

SEND TAX NOTICE TO:
Karen Ann Rose Hornsby
1241 Braemer Court
Hoover, Alabama 35242

This instrument prepared by:
Harold H. Goings
Spain & Gillon, L.L.C.
2117 Second Avenue North
Birmingham, Alabama 35203


20120702000231820 1/3 \$54.50
Shelby Cnty Judge of Probate, AL
07/02/2012 01:43:34 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Sixty-Five Thousand and no/100 Dollars (\$365,000.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **James E. Burdette Jr. And wife, Kim N. Burdette**, (herein referred to as "Grantors") do grant, bargain, sell and convey unto **Karen Ann Rose Hornsby** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Survey of The Haven at Greystone 2nd Sector, as recorded in Map Book 32, Page 96 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

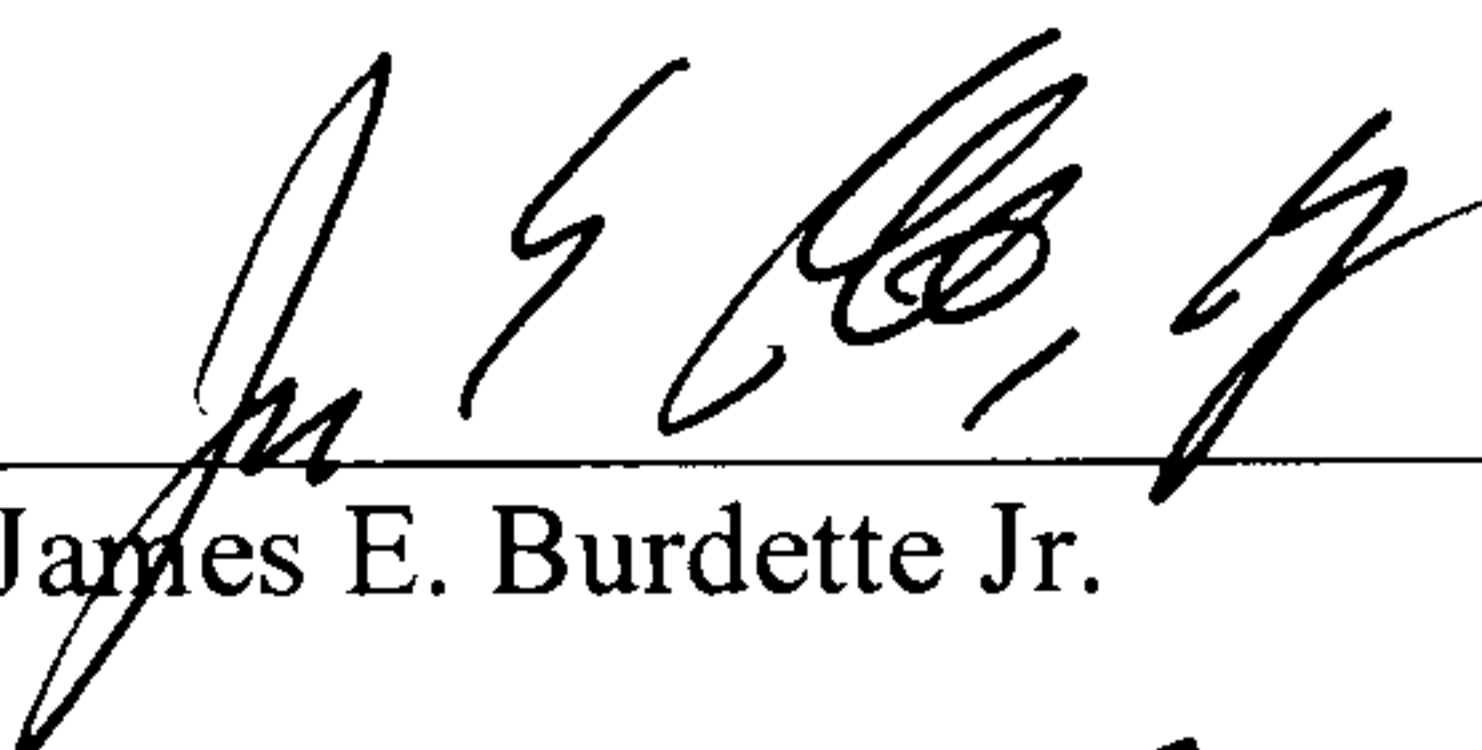
1. 2012 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

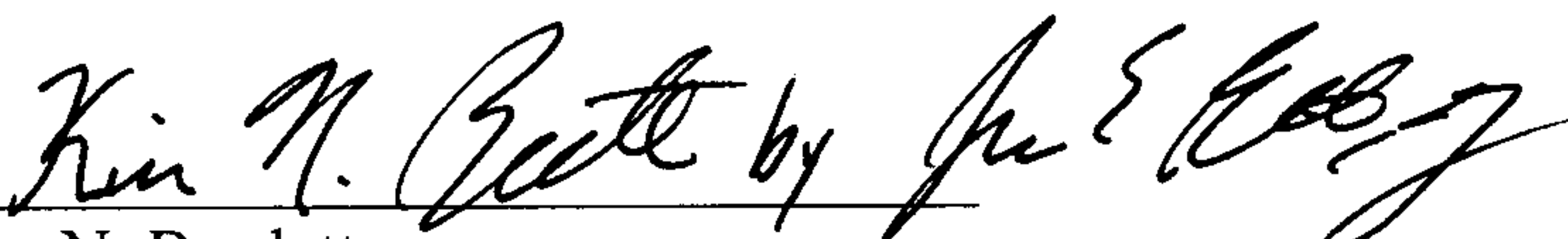
TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and assigns covenant with the said Grantee, her heirs, executors and assigns, that we are lawfully seized in fee simple of said premises; \$328,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this the 19th day of June, 2012.


James E. Burdette Jr.


Kim N. Burdette
By: James E. Burdette, Jr., Her Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James E. Burdette, Jr., whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 19th day of June, 2012.

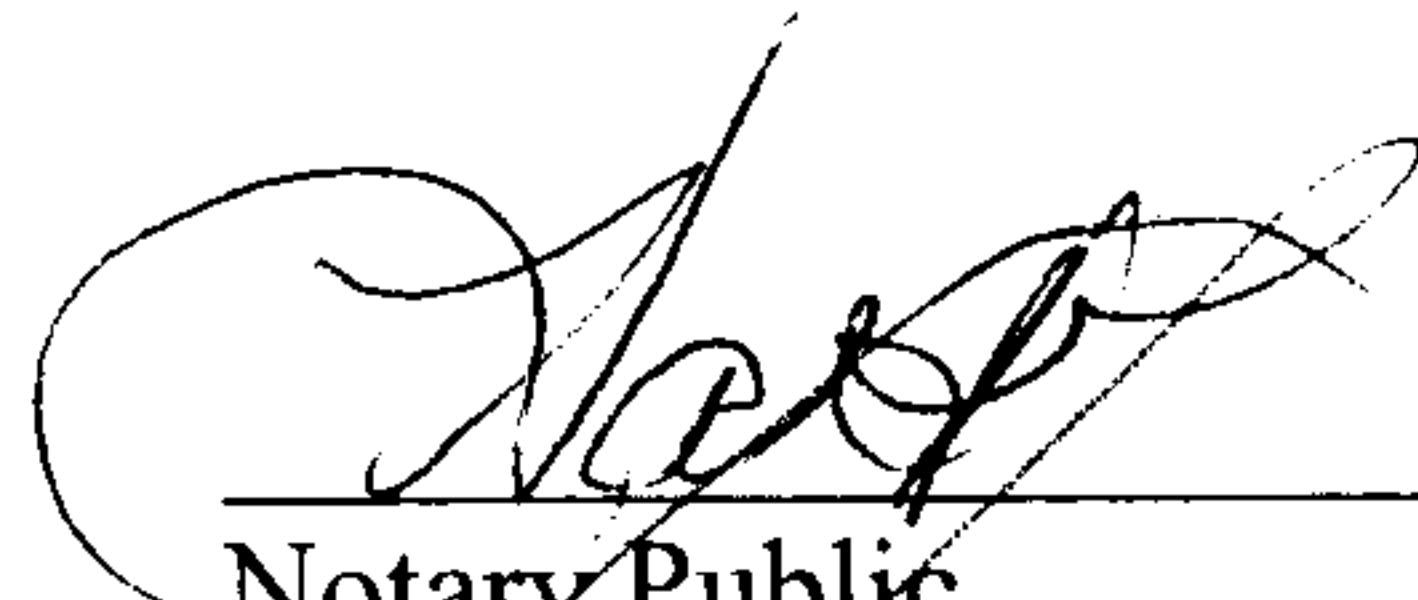

Notary Public
My Commission Expires: 8/21/15


20120702000231820 2/3 \$54.50
Shelby Cnty Judge of Probate, AL
07/02/2012 01:43:34 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that James E. Burdette, Jr., whose name as Attorney-in-Fact for Kim N. Burdette, under that certain Durable Power of Attorney recorded in 20120702000231810, 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 said instrument, he, as such attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of June, 2012.



Notary Public
My Commission Expires: 8/21/15


20120702000231820 3/3 \$54.50
Shelby Cnty Judge of Probate, AL
07/02/2012 01:43:34 PM FILED/CERT

Shelby County, AL 07/02/2012
State of Alabama
Deed Tax: \$36.50