

FRS File No.: 434219

Customer File No.: 53593

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty-One Thousand and No/100-----(\$161,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Michael Metcalf, a single person, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

David G. Bains and Emily W. Bains

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 518, according to the Survey of Lake Forest Fifth Sector, as recorded in Map Book 30, page 25, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 329 Sweet Leaf Drive, Maylene, AL 35114, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

\$ 128,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.


\$ 32,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 13th day of March, 2005.

● Michael Metcalf (Seal)
Michael Metcalf

THE STATE OF Alabama
COUNTY OF Shelby }


20050325000136910 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/25/2005 01:06:42PM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Metcalf Single (fill in marital status) 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 conveyance, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 13 day of March, 2005.

● Carol A. Han Slyke (Seal)
Notary Public
MY COMMISSION EXPIRES DECEMBER 5, 2007

My Commission Expires

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____ (fill in marital status) 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 conveyance, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the _____ day of _____, _____.

Notary Public (Seal)

My Commission Expires

This document prepared by: Jason Benzinger, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344