20050613000288430 1/2 $15.00
Shelby Cnty Judge of Probate, AL
06/13/2005 10:26:13AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Jeremy Meador
2015 Amberley Woods Trail
Helena, AL 35080

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of One Hundred Forty-One Thousand and No/100, ($141,000.00) DOLLARS, in hand paid to the undersigned, Joe Klein, and spouse, Kymberly D. Klein, (hereinafter referred to as "GRANTORS"), by Jeremy Meador, an unmarried man, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 112, according to the Survey of Amberley Woods 4th Sector, as recorded in Map Book 21, Page 14, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2005.
2. Restrictions and covenants appear of record in Inst. No. 1996-15357.
3. Title to all minerals within and underlying the premises, together with all mining right and other rights, privileges and immunities relating thereto.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; 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, his heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of June, 2005.

_____(SEAL)
Joe Klein

_____(SEAL)
Kymberly D. Klein

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joe Klein and spouse, Kymberly D. Klein whose name are signed to the foregoing conveyance, and who ar) 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 this 2nd day of June, 2005.

_____
NOTARY PUBLIC
My commission expires: My Commission Expires 5/21/2008