

MBO700469

Send tax notice to:

John Minogue

213 Wild Flower Trail

Alabaster, AL 35007

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY Shelby



20071121000534530 1/2 \$34.00  
Shelby Cnty Judge of Probate, AL  
11/21/2007 02:16:03PM FILED/CERT

Shelby County, AL 11/21/2007  
State of Alabama

Deed Tax: \$20.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00) in hand paid to the undersigned Kenneth D. Hartman, Jr. and Cynthia L. Hartman, husband and wife (hereinafter referred to as Grantors") by John Minogue and Janet B. Minogue, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 39, according to the Amended Map of The Meadows, Plat I, as recorded in Map Book 19, Page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.

BUILDING AND SETBACK LINES, AGREEMENTS, RIGHTS OF WAYS, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.

\$105,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor(s) Kenneth D. Hartman, Jr. and Cynthia L. Hartman, husband and wife hereunto set their signature(s) and seal(s) on October 31, 2007.

Kenneth D. Hartman, Jr.

Cynthia L. Hartman

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth D. Hartman, Jr. and Cynthia L. Hartman, husband and wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of October 2007

(NOTARIAL SEAL)