

GAR0900569

Send tax notice to:

Julia Owens
8017 Mitchell Lane
Birmingham, AL 35214

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County: Shelby



20091202000443210 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
12/02/2009 12:24:52 PM FILED/CERT

WARRANTY DEED

Shelby County, AL 12/02/2009

State of Alabama

Deed Tax : \$16.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fourteen Thousand and 00/100 Dollars (\$314,000.00) in hand paid to the undersigned Andrew R. Schroeder and Monica J. Schroeder, Husband and Wife** (hereinafter referred to as Grantors”) by **Julia H. Owens and Kevin W. Owens**(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 233, according to the Survey of Bent River Commons, 3rd Sector, as recorded in Map Book 25, Page 147, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

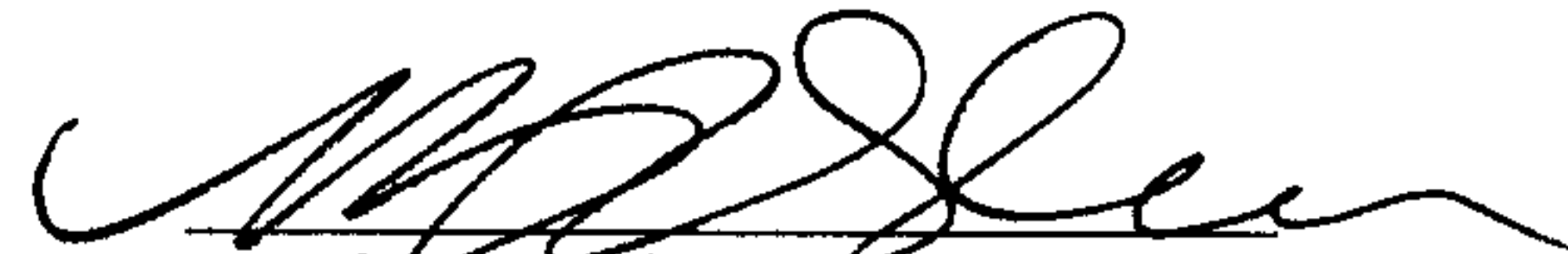
\$298,300.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 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.

IN WITNESS WHEREOF, Grantor(s) Andrew R. Schroeder and Monica J. Schroeder
hereunto set their signature(s) and seal(s) on November 24, 2009.


Andrew R. Schroeder

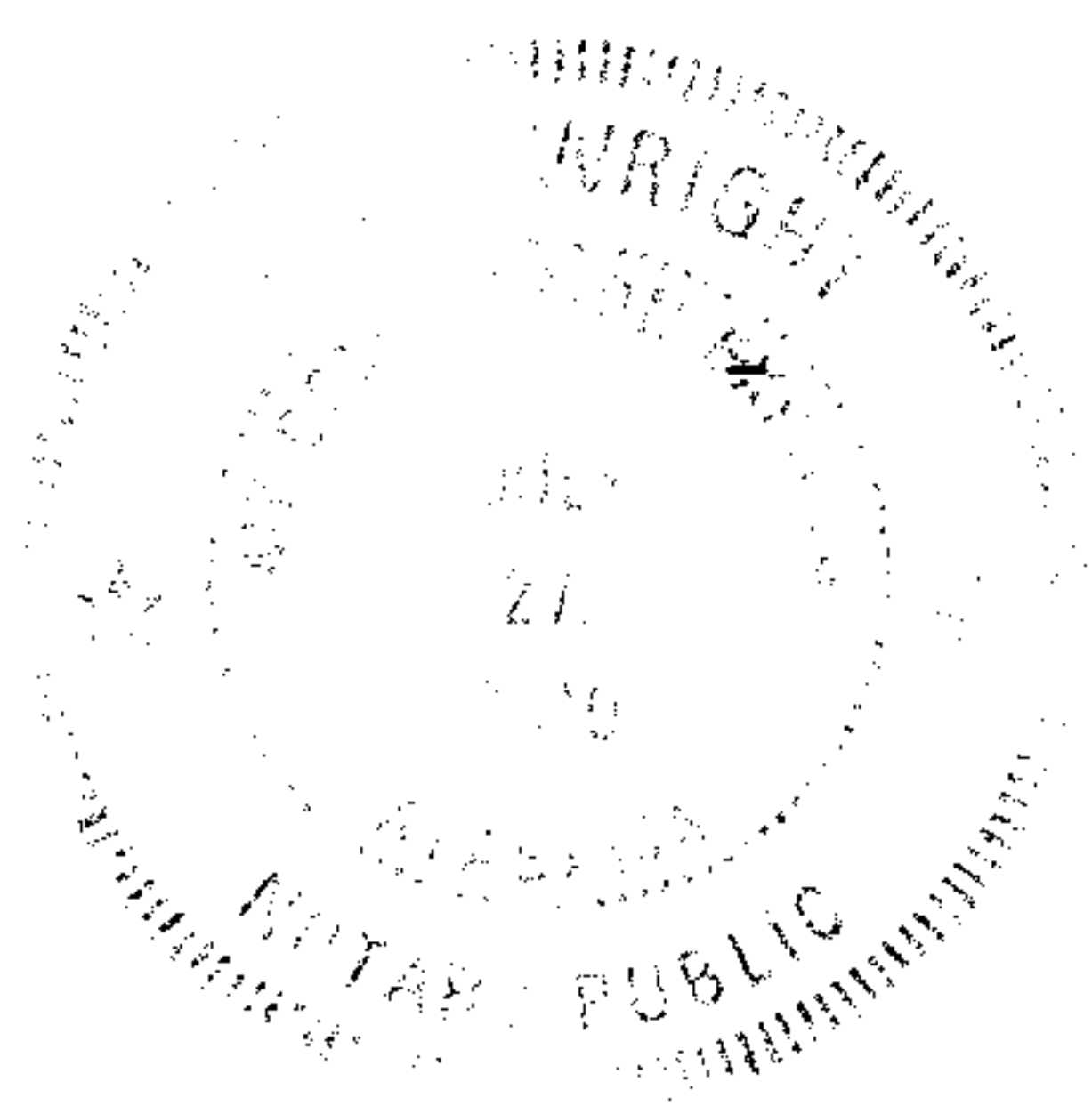

Monica J. Schroeder

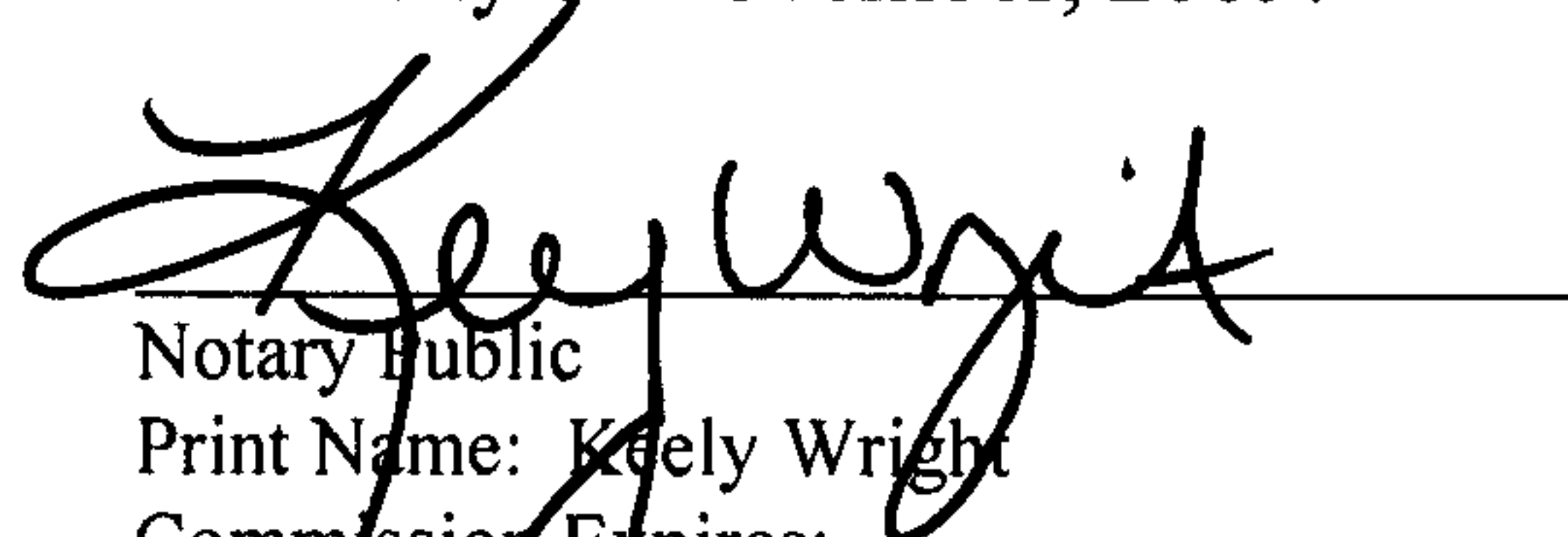
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew R. Schroeder and Monica J. Schroeder, 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 24th day of November, 2009.

(NOTARIAL SEAL)




Notary Public
Print Name: Keely Wright
Commission Expires: