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This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051


20100119000016620 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
01/19/2010 02:02:17 PM FILED/CERT

Send Tax Notice to:

Jon P. Shugrue
2950 Grand Ave.
Hoover, Ala 35226

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Pauline H. Shugrue, a single woman (herein referred to as Grantor)**, grant, bargain, sell and convey unto, **Anna S. Cain and Jon P. Shugrue (herein referred to as Grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 1, of Cain Family Subdivision, as is recorded in Map Book 39, Page 73, in the office of the Judge of Probate, Shelby County Alabama (A family Subdivision situated in the SE ¼ of the NE ¼ of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama.)

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2010.
2. Easements, restrictions, rights of way, and permits of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of January, 2010.

Pauline H. Shugrue
Pauline H. Shugrue

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Pauline H. Shugrue**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of January, 2010.

Shelby County, AL 01/19/2010
State of Alabama
Deed Tax : \$5.00

Mike T. Atchison
Notary Public
My Commission Expires: 10-16-12

