


Send tax notice to:
Tatyana Y. Williams
3571 Crossings Crest Drive
Hoover, Alabama 35242
BHM1000048

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED


20100419000118670 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
04/19/2010 12:27:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Five Thousand and 00/100 Dollars (\$235,000.00) in hand paid to the undersigned, **Melony L. Colburn, now known as Melony L. Sentell, a married woman, by Robin Haririan, as Her Attorney-in-Fact, as shown on the Power of Attorney recorded in Instrument No.**

20100419000118670, in the Probate Office of Shelby County, Alabama (hereinafter referred to as "Grantor"), by **Tatyana Y. Williams, an unmarried woman**, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Caldwell Crossings, Phase One, 2nd Sector, as recorded in Map Book 30, Page 116, in the Office of the Judge of Probate of Shelby County, Alabama.

THE HEREIN DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THAT OF HER SPOUSE.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$215,201.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

Shelby County, AL 04/19/2010
State of Alabama
Deed Tax : \$20.00



20100419000118670 2/2 \$34.00
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IN WITNESS WHEREOF, Grantor has set her signature and seal on this, the 28th day of April, 2010.

Melony L. Colburn
n/k/a Melony L. Sentell,
by Robin H. [Signature], her AIF
Melony L. Colburn n/k/a Melony L.
Sentell, by Robin Haririan,
as Her Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robin Haririan, whose name as Attorney-in-Fact for Melony L. Colburn n/k/a Melony L. Sentell, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, as such Attorney-in-Fact for Melony L. Colburn n/k/a Melony L. Sentell and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 9th day of April, 2010.

(Notary Seal)



Mary Pamela Short
Notary Public
Print Name: Mary Pamela Short
Commission Expires: 8/28/2010