

This instrument was prepared by:  
Michael C. Dodd  
3225 Wisteria Drive  
Birmingham, Alabama 35216

Send Tax Notice to:  
  
(Address)

Annagrace Baker  
  
513 Thorn Berry Ln  
Birmingham, AL 35242

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Forty-Nine Thousand and 00/100 (\$249,000.00)** Dollars to the undersigned grantor, or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we,

**Casey O'Quinn and Haven O'Quinn, husband and wife,**

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

**Annagrace Baker,**

(herein referred to as grantee, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

**Lot 48, according to the Survey of Thorn Berry Subdivision, as recorded in Map Book 25, Page 129, in the Probate Office of Shelby County, Alabama, .**

**Mineral and mining rights excepted.**

**Subject to current taxes, easements and restrictions of record.**

**\$245,691.00 of the purchase price recited above was paid with a first mortgage loan closed simultaneously herewith.**

**Haven O'Quinn and Haven Triboulet are one and the same person**

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this the 6th day of May, 2010.

WITNESS:

Deed Tax : \$3.50

(Seal)

Casey O'Quinn  
Casey O'Quinn

(Seal)

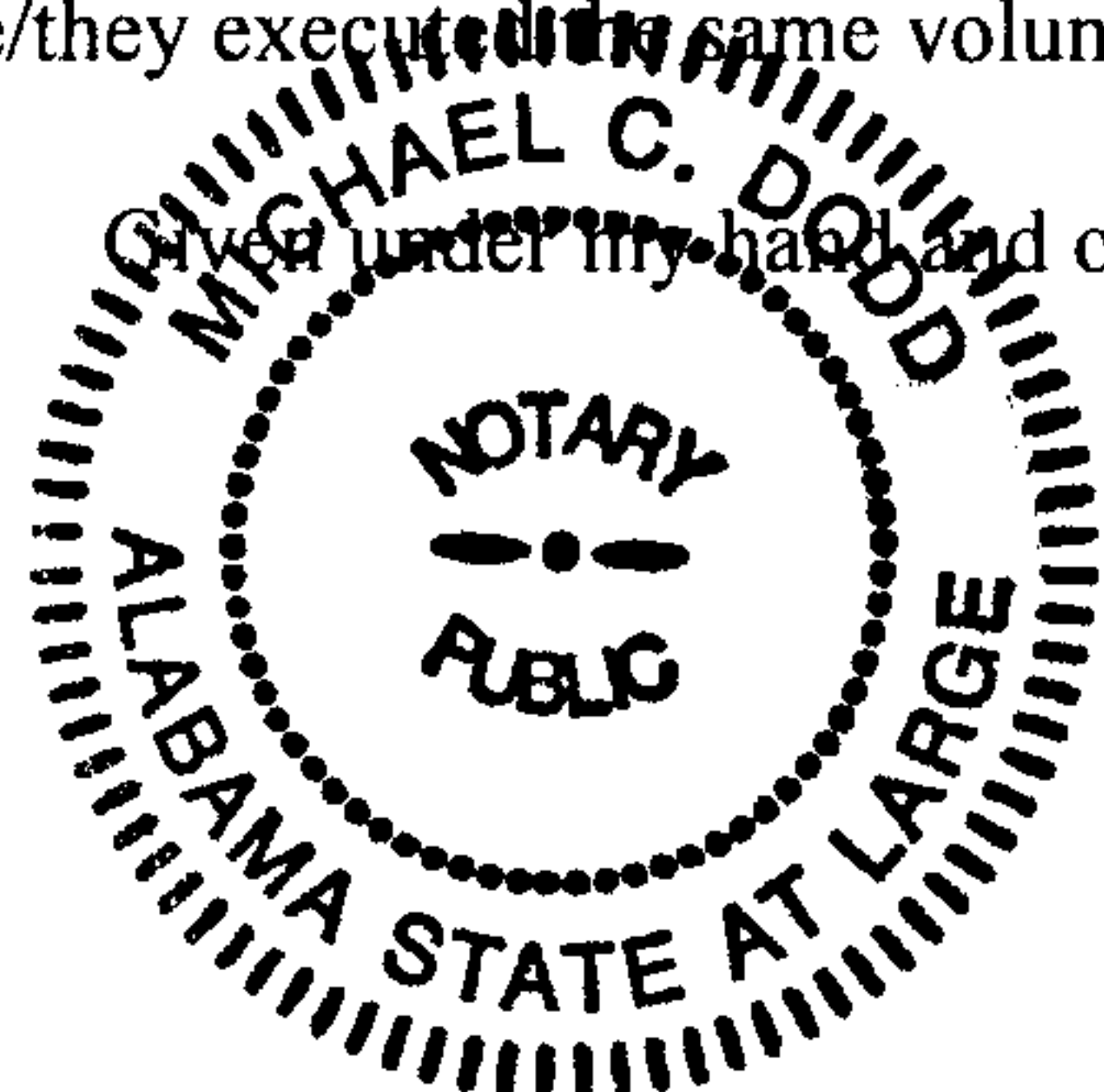
Haven O'Quinn  
Haven O'Quinn

STATE OF ALABAMA  
COUNTY OF JEFFERSON

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Casey O'Quinn and Haven O'Quinn, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 6th day of May, 2010.



Michael Dodd  
Notary Public