



20100607000178870 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/07/2010 02:37:27 PM FILED/CERT

Send tax notice to:
Roderick Madison
Kelly M. Madison
169 Grande Club Drive
Maylene, AL 35114
NTC1000142

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Eight Thousand Nine Hundred and 00/100 Dollars (\$188,900.00) in hand paid to the undersigned **June M. Reinhardt, unmarried woman** (hereinafter referred to as "Grantor"), by **Roderick Madison and Kelly M. Madison**, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 14, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 3rd Addition, as recorded in Map Book 20, Page 111, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

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

\$192,003.00 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 Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor, June M. Reinhardt have hereunto set her signature and seals on May 24, 2010.

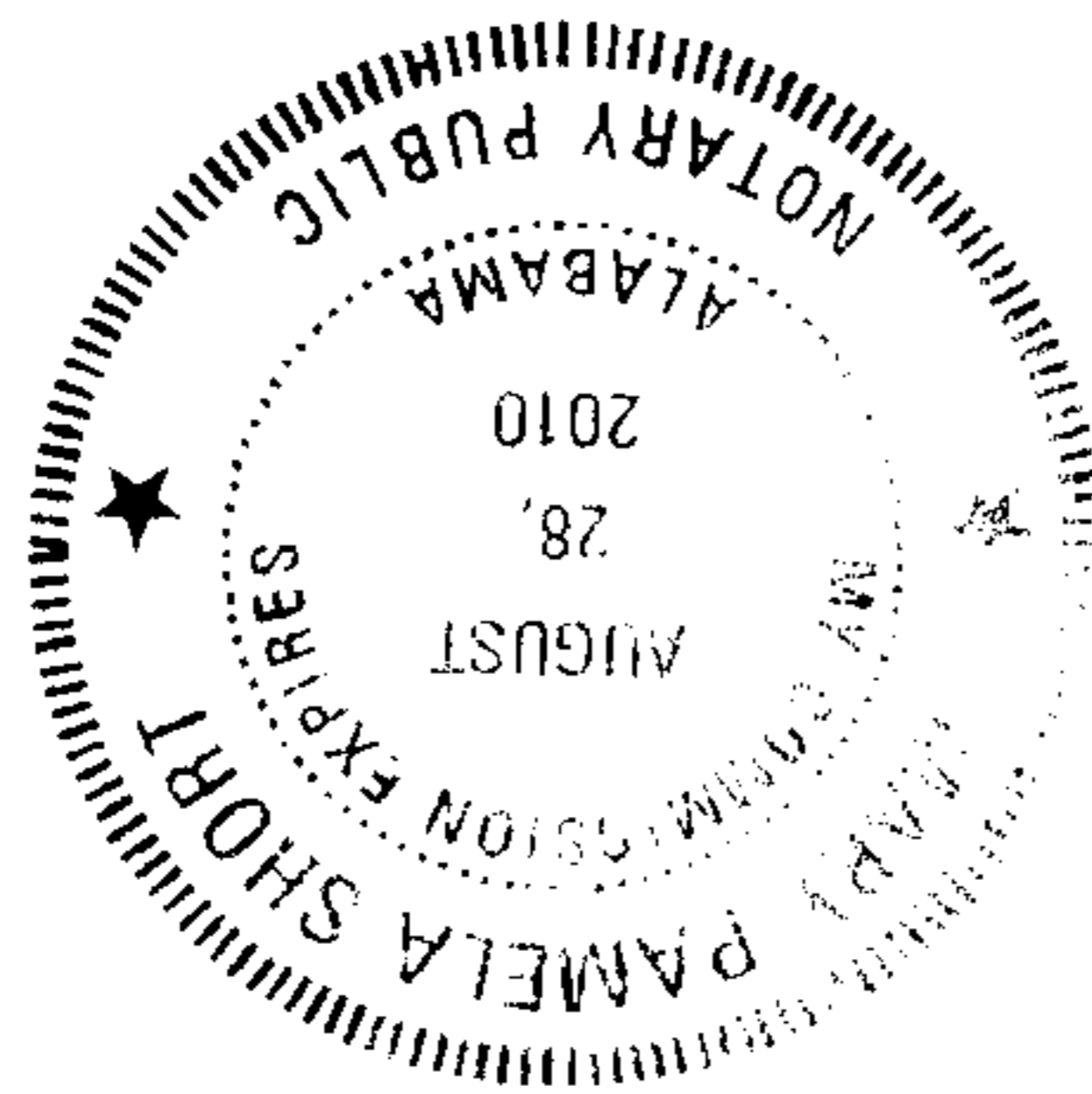
June M. Reinhardt
June M. Reinhardt

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that June M. Reinhardt, an unmarried woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of May, 2010.

(NOTARIAL SEAL)



Pamela Short

Notary Public
Print Name:
Commission Expires: