


Prepared:  
2400 Dallas Parkway, Suite 460  
Plano, TX 75093

Send tax notice to:  
**William L. Gage and Judith M. Gage**  
**361 Deer Ridge Lane**  
**Chelsea, AL 35043**

  
20100706000212580 1/2 \$28.00  
Shelby Cnty Judge of Probate, AL  
07/06/2010 08:41:16 AM FILED/CERT

For Records Use Only

## WARRANTY DEED

State of Alabama  
Shelby County

### *KNOW ALL MEN BY THESE PRESENTS:*

That in consideration of **Two Hundred Ninety Thousand Dollars (\$290,000.00)** to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, Daniel Fox and Shirley Lynne Parsons, a married couple herein referred to as "Grantor(s)", does hereby grant, bargain, sell, and convey unto **William L. Gage and Judith M. Gage as joint tenants with rights of survivorship**, herein referred to as "Grantee(s)", the following described real property situated in Chelsea, Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Deer Ridge Lakes, Sector 2, Phase II, as recorded in Map Book 33, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**\$277,148.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith. Subject to ad valorem taxes for 2010 and subsequent years not yet due and payable. Easements, building and setback lines of record.**

TO HAVE AND TO HOLD to the said Grantee(s), their heirs and assigns forever. And I/we do for ourselves and for our successors and assigns covenant with the said Grantee(s), their heirs and assigns, that I/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 our successors and assigns shall warrant and defend the same to the said Grantee(s), their heirs assigns forever, against the lawful claims of all persons.

Shelby County, AL 07/06/2010  
State of Alabama  
Deed Tax : \$13.00

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 13th day  
of March, 2010.

X Daniel Fox  
Daniel Fox

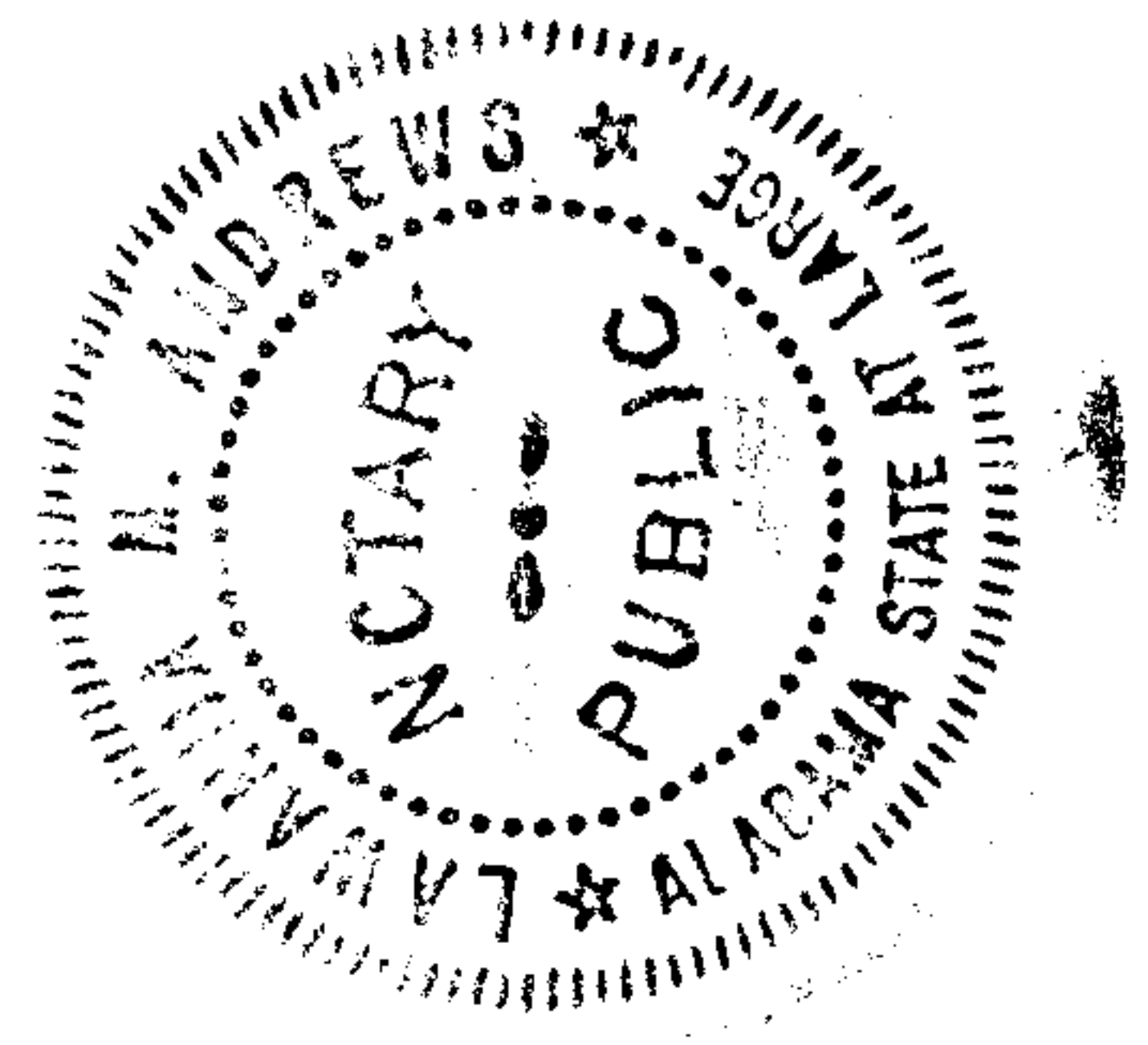
X Shirley Lynne Parsons  
Shirley Lynne Parsons

THE STATE OF Alabama }  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
Daniel Fox, 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 instrument,  
\_\_\_\_\_ executed the same voluntarily on the day the same bears date. Give under my hand  
and official seal this 13<sup>th</sup> day of Mar, 2010.

✓ [Signature]  
Notary Public  
My Commission Expires: my commission expires January 18 2014

SEAL



THE STATE OF Alabama }  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
Shirley Lynne Parsons, 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 instrument,  
\_\_\_\_\_ executed the same voluntarily on the day the same bears date. Give  
under my hand and official seal this 13<sup>th</sup> day of Mar, 2010.

✓ [Signature]  
Notary Public  
My Commission Expires: my commission expires January 18 2014

SEAL

