

**This Instrument Prepared By:**  
Michael W. Lindsey, Esq.  
2110 Devereux Circle  
Birmingham, Alabama 35243

**SEND TAX NOTICE TO:**  
Linda G. Jones  
1229 Boundary Street  
Birmingham, AL

**WARRANTY DEED**



20100910000295130 1/1 \$112.00  
Shelby Cnty Judge of Probate, AL  
09/10/2010 12:48:00 PM FILED/CERT

**STATE OF ALABAMA**        )  
**SHELBY COUNTY**         )

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of the sum of **Three Hundred Thirty Thousand and no/100 Dollars (\$330,000.00)** and other good and valuable consideration paid by the Grantee herein, the receipt of which is hereby acknowledged, **Wanda L. Munger, a single woman** (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto **Linda G. Jones** (herein referred to as "Grantee"), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 47, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION OF BEAUMONT—PHASE 2, AS RECORDED IN MAP BOOK 38, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to all restrictions of record in the Probate Office of Shelby County, Alabama.

The property address is: 1229 Boundary Street Birmingham, AL 35242.

A mortgage in the amount of \$230,000.00 is being recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has hereunto set her hand and seal, this 31st day of August, 2010.

**Wanda L. Munger**  
Wanda L. Munger

Deed Tax : \$100.00

**STATE OF ALABAMA**        )  
**JEFFERSON COUNTY**     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Wanda L. Munger**, 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, she executed the same voluntarily.

Given under my hand and official seal this 31<sup>st</sup> day of August, 2010.

Cynthia Thompson Allen  
Notary Public

My Commission Expires: \_\_\_\_\_  
My Commission Expires  
September 22, 2013