



20101221000427770 1/2 \$71.50
Shelby Cnty Judge of Probate, AL
12/21/2010 07:37:35 AM FILED/CERT

Send tax notice to:
Lauren Christine Higgins
316 Chateau Way
Birmingham, AL 35242
NTC1000288

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 Two Hundred Eighty One Thousand Five Hundred and 00/100 Dollars (\$281,500.00) in hand paid to the undersigned **Robert L. Gwinn III and Kim L. Gwinn, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Lauren Christine Higgins and O. B. Grayson Hall Jr.** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 106, according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$225,200.00 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.

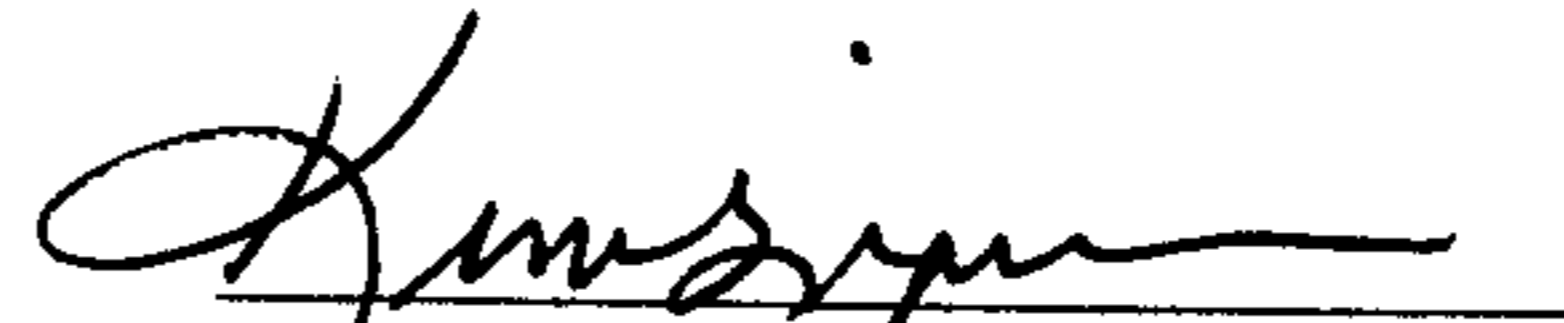
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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, Grantors Robert L. Gwinn III and Kim L. Gwinn have hereunto set their signatures and seals on December 13, 2010.


Robert L. Gwinn III

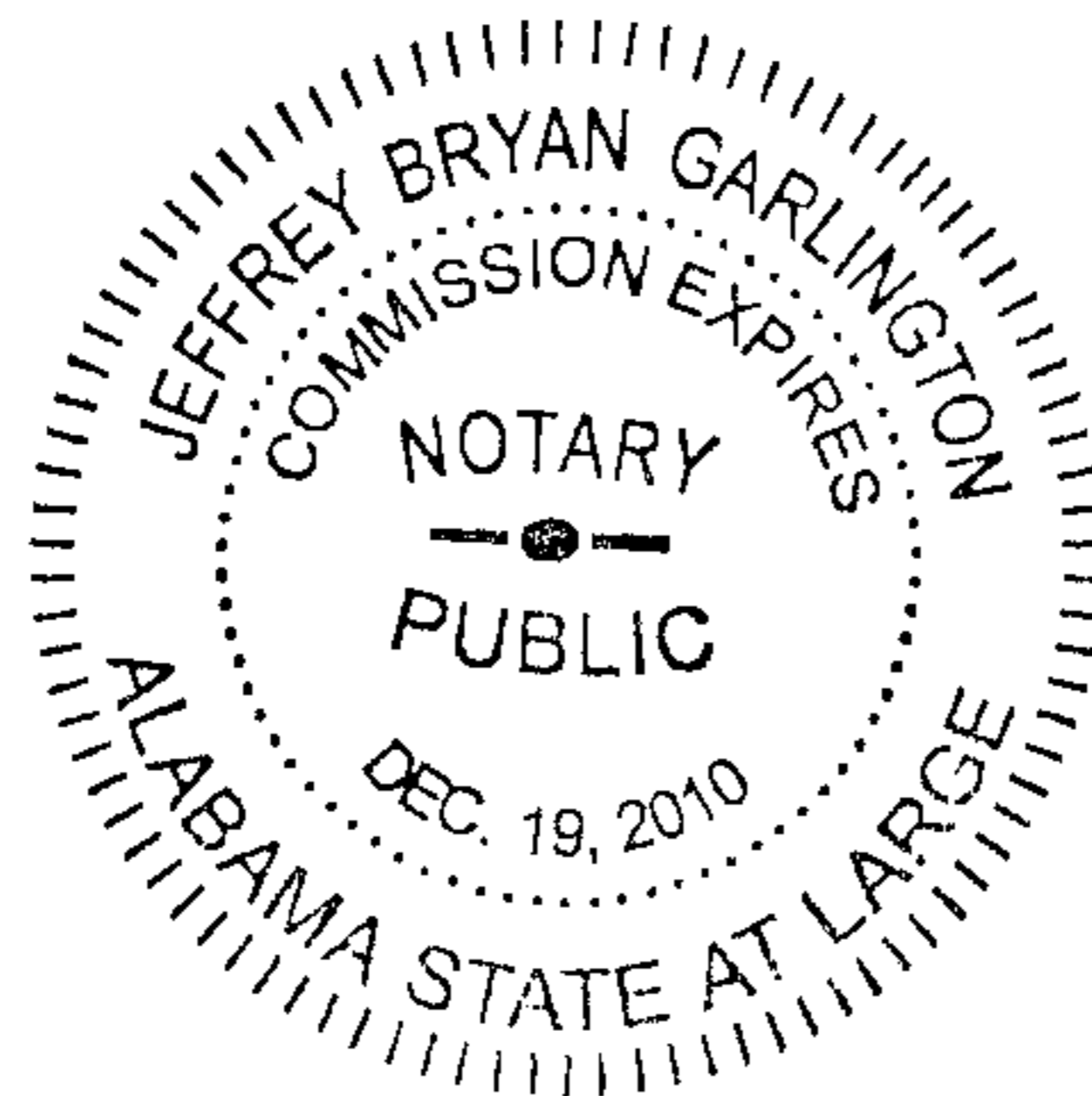

Kim L. Gwinn

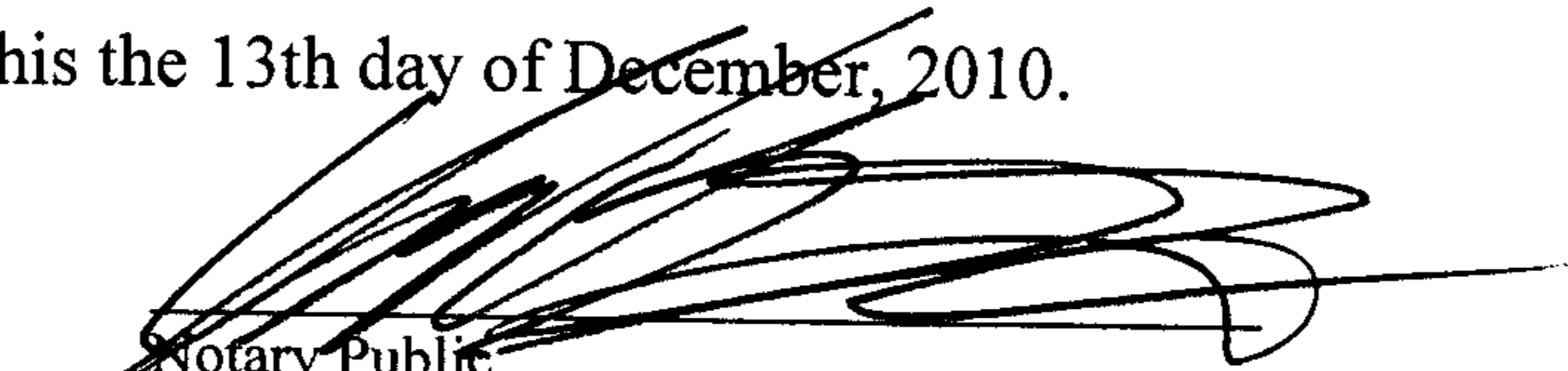
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Gwinn III and Kim L. Gwinn, Husband and Wife whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of December, 2010.

(NOTARIAL SEAL)




Notary Public
Print Name:
Commission Expires: