

20110520000151760 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/20/2011 03:18:17 PM FILED/CERT

After recording return to:
William H. Halbrooks
#1 Independence Plaza, Suite 704
Birmingham, AL 35209

FRS File No.: 665818

Customer File No.: SF110117

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Jefferson }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Forty-four Thousand (\$144,000.00) and no/100-----]DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Marie L. Dutton, an unmarried woman, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Jerry M. Quinn, Jr.

of

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 1442, according to the Survey of Old Cahaba IV Second Addition Phase Three, as recorded in Map Book 33, page 130, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 564 Bentmoor Dr., Helena, AL 35080, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

\$ 140,349.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 23 day of February, 2011.

Marie L. Dutton (Seal) _____ (Seal)
Marie L. Dutton

THE STATE OF Alabama }
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marie L. Dutton Single Women (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, Marie ^{has} executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 23 day of February, 2011.

Karen H. Lyle (Seal)
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 22, 2012
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~
My Commission Expires

THE STATE OF _____ }
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____ (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the _____ day of _____, _____.

(Seal)
Notary Public

My Commission Expires