

After Recording Return to:

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STATE OF ALABAMA }

SHELBY COUNTY }

Tax ID: _____

Mail Tax Forms To:

Suzanne H. Reese
185 Little John Circle
Calera, AL 35040

WARRANTY DEED

(WITHOUT SURVIVORSHIP)

THIS INDENTURE, made and entered into on this 27th day of May, 2011, by and between DEANNA GARRETT, *a married woman (marital status omitted in prior vesting deed recorded 11/01/2006 in instrument no. 20061101000538420)*, residing at 326 Alexander Drive, Lynn Haven, FL 32444 (herein referred to as "**GRANTOR**"), and SUZANNE H. REESE, an unmarried woman, residing at 185 Little John Circle, Calera, AL 35040, (herein referred to as **GRANTEE**),

WITNESSETH

The Grantor, for and in consideration of the sum of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00) and other good and valuable consideration to her this day in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, the following describer lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

LOT 16A, OF NOTTINGHAM TOWNHOUSE, ACCORDING TO A RESURVEY OF LOTS 16 AND 21, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, OF SHELBY COUNTY, ALABAMA, IN PLAT BOOK 35, PAGE 26.

BEING THE SAME PROPERTY AS CONVEYED TO DEANNA GARRETT, FROM BY WARRANTY DEED RECORDED 11/01/2006, AS DOCUMENT NO. 20061101000538420, IN SHELBY COUNTY, ALABAMA AND FURTHER BEING RERECORDED ON 6/2/11 AS DOCUMENT NO. *

instrument # 20110602000161460

Property Address: 185 Little John Circle, Calera, AL 35040

The legal description was obtained from a previously recorded instrument.

Together with all and singular, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging of in anywise apopertaining.



20110602000161470 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/02/2011 11:36:50 AM FILED/CERT

Shelby County, AL 06/02/2011
State of Alabama
Deed Tax: \$3.00

This conveyance is made subject to restrictive covenants, easements and reservations, if any, applicable to said property of record.

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

And they do for themselves and for their executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that she is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that she has a good right to sell, that the executors and administrators shall warrant and defend same to said Grantee, her heirs and assigns forever, against lawful claims of all persons.

Grantor, Deanna Garrett, acknowledges that at the time of this conveyance, the subject property is not the grantor's homestead nor is it contiguous to or a part of homestead property. Grantor's residence and homestead and address is: 326 Alexander Drive, Lynn Haven, FL 32444

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this 27th day of May, 2011.

Deanna Garrett
DEANNA GARRETT

STATE OF ALABAMA

COUNTY OF Shelby


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEANNA GARRETT, Grantor, 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 she executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 27th day of May, 2011.

Sheryl Turner Burchett
NOTARY PUBLIC
My Commission Expires 08-14-2014

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.

Prepared under the supervision of: Angelina M. Whittington, Esq. FL, AL, & MO Barred
By: Laws Specialty Group, Inc. 235 W. Brandon Blvd. #191 Brandon, FL 33511 866-755-6300


20110602000161470 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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