



20110921000279200 1/4 \$105.00  
Shelby Cnty Judge of Probate, AL  
09/21/2011 12:40:02 PM FILED/CERT

Shelby County, AL 09/21/2011  
State of Alabama  
Deed Tax: \$84.00

Fair Market Value \$167,200

STATE OF ALABAMA )

COUNTY OF SHELBY )

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT JON DAVID SAUNDERS, an unmarried man, and AMY SAUNDERS, an unmarried woman (herein, "Grantor"), whose address is 1299 Old Cahaba Trace, Helena, AL 35080, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to JON DAVID SAUNDERS, an unmarried man (herein, "Grantee"), whose address is 1299 Old Cahaba Trace, Helena, AL 35080, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1299 Old Cahaba Trace, Helena, AL 35080

SOURCE OF TITLE: Instrument Number 20040921000519770

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants with the said Grantee and Grantee's heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 15<sup>th</sup> day of AUGUST, 2011.

GRANTOR:

Jon David Saunders (SEAL)  
Jon David Saunders  
Amy Saunders (SEAL)  
Amy Saunders

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Jon David Saunders, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of AUGUST, 2011.

[Affix Notary Seal]

James A. Mabius  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 09-17-2011

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public in and for said State and County, hereby certify that Amy Saunders, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[Affix Notary Seal]

See next page  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

**This instrument was prepared by:**

STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

**When recorded, please mail to:**

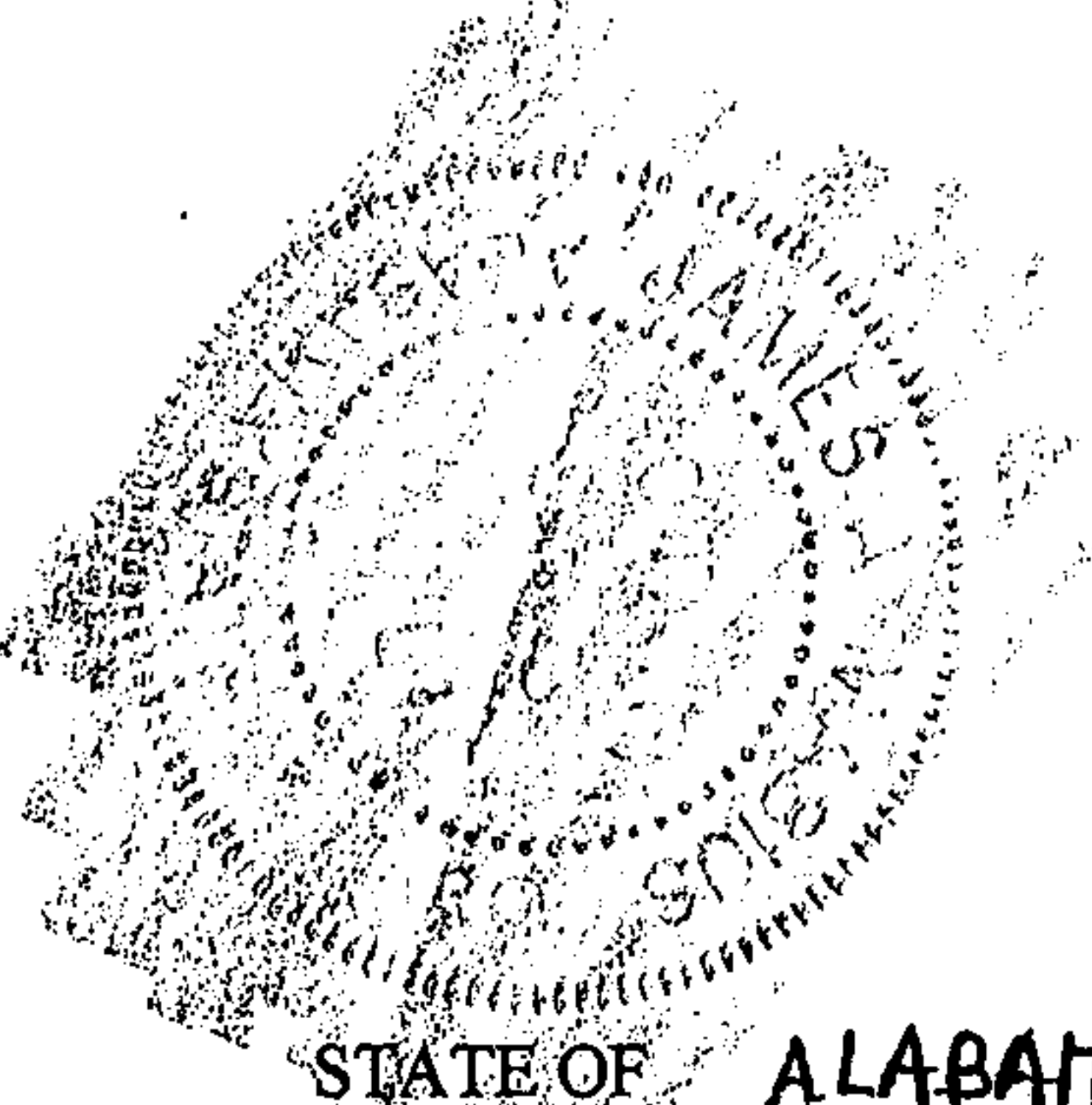
MICHAEL HWANG  
TIMIOS, INC.  
5716 CORSA AVENUE, #102  
WESTLAKE VILLAGE, CA 91362

**The Grantee's address is:**

JON DAVID SAUNDERS  
1299 OLD CAHABA TRACE  
HELENA, AL 35080



GRANTOR:

  
Jon David Saunders (SEAL)  
Jon David Saunders  
Amy Saunders (SEAL)  
Amy Saunders

STATE OF ALABAMA  
COUNTY OF SHELBY

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**SCHEDULE "A"**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY,  
ALABAMA TO-WIT:

LOT 523, ACCORDING TO THE AMENDED MAP OF OLD CAHABA, THE PARK  
SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 126, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO JON DAVID SAUNDERS AND AMY  
SAUNDERS BY DEED FROM SAMUEL SMITH III AND KIM Y. SMITH, HUSBAND  
AND WIFE RECORDED 09/21/2004 IN DOCUMENT NO. 2004092100051977, IN  
THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.