



20120119000022350 1/2 \$36.00
Shelby Cnty Judge of Probate, AL
01/19/2012 08:13:35 AM FILED/CERT

Send tax notice to:
Ryan Myers and Anna Myers
899 Old Cahaba Dr.
Helena, AL 35080

Shelby County, AL 01/19/2012
State of Alabama
Deed Tax: \$21.00

FRS File No.: 676773

Customer File No.: 8130263

WARRANTY DEED

**THE STATE OF ALABAMA }
:
COUNTY OF SHELBY }**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Fifty Four Thousand Two Hundred and No/100 Dollars (\$154,200.00) and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Eric Doucet and Candice Doucet, husband and wife**, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Ryan Myers and Anna Myers**, (herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 1204, according to the Survey of First Addition Old Cahaba, Phase III, as recorded in Map Book 28, Page 133, in the Probate Office of Shelby County, Alabama.

Subject to:
Ad volorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$133,550.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

For ad volorem tax appraisal purposes only, the address of the property is 899 Old Cahaba Dr., Helena, AL 35080, which is the address of the Grantee.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns, forever, as joint tenants with right of survivorship.

AND GRANTORS do covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTORS have a good right to sell and convey the same to the said GRANTEES, their successors and assigns, and that GRANTOR will warrant and defend the premises to the said Grantees, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTORS have caused this instrument to be executed on this 4th day of January, 2012.

Eric Doucet by his attorney in fact -
Fidelity Residential Solutions Inc
a Kansas corporation.
Eric Doucet
By his Attorney in Fact,
Fidelity Residential Solutions, Inc.
a Kansas corporation

Candice Doucet by her attorney in
fact Fidelity Residential Solutions
Inc. a Kansas corporation
Candice Doucet
By her Attorney in Fact,
Fidelity Residential Solutions, Inc.
a Kansas corporation

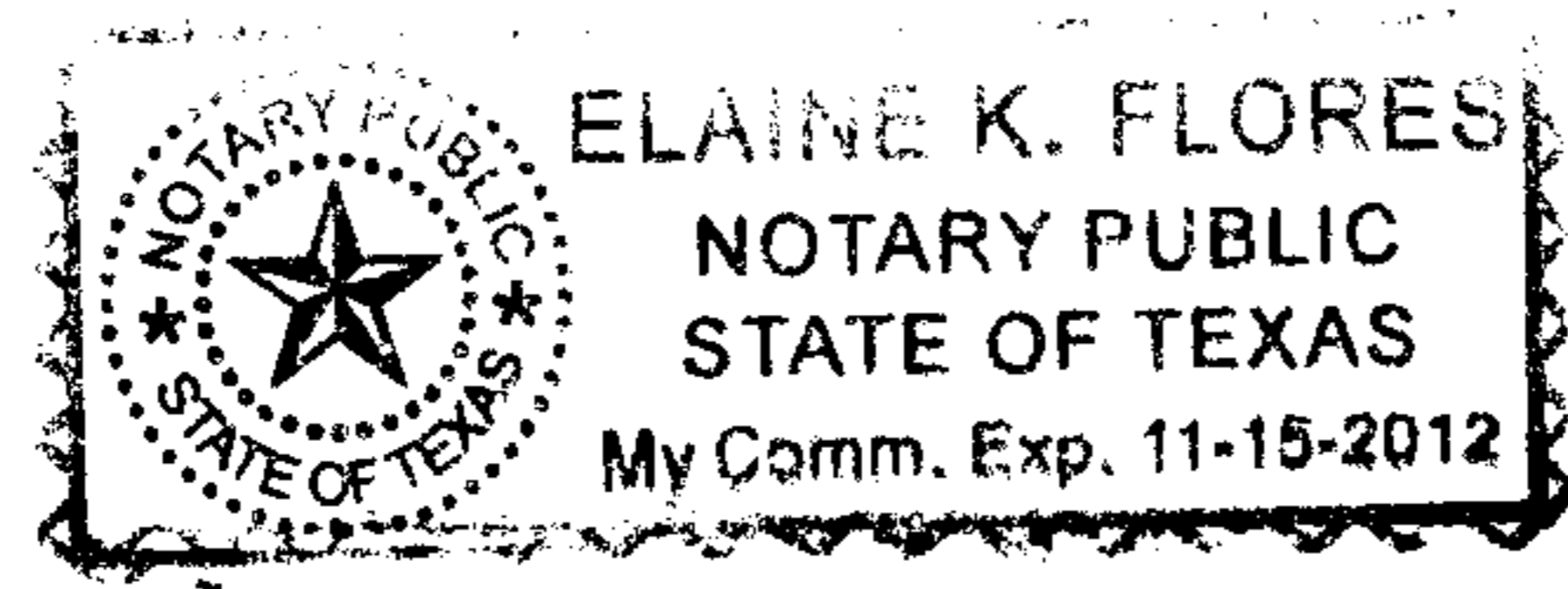
By: [Signature]
Printed Name: Gail E. Veliz
Authorized Agent or Employee

By: [Signature]
Printed Name: Gail E. Veliz
Authorized Agent or Employee

STATE OF Texas }
COUNTY OF Bexar }

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that **Gail E. Veliz**, whose name as Authorized Agent or Employee of Fidelity Residential Solutions, Inc., a Kansas corporation, Attorney in Fact for **Eric Doucet and wife, Candice Doucet**, under that certain Limited Power of Attorney recorded in Instrument No. 20120119000022340, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 4th day of January, 2012.



[Signature]
NOTARY PUBLIC
My commission expires:
November 15, 2012

Prepared by:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223