*This instrument was prepared by:*
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

*Send tax notice to:*
Peter J. Clemens, IV
440 Hillwood Drive
Homewood , Alabama 35209

# WARRANTY DEED

STATE OF ALABAMA ) $88,000.00 value
:
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Ten and 00/100 Dollars ($10.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Peter J. Clemens, IV, a married man**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Julie M. Clemens and Peter J. Clemens, IV, Trustees of the Julie A. Clemens Revocable Living Trust dated May 21, 2004**
(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 47, according to the Final Plat of the Residential, Private Subdivision Stonegate Realty Phase Three, as recorded in Map Book 33, Page 122, in the Probate Office of Shelby County, Alabama**

**The property described above and conveyed herein is not the homestead of the grantor nor his spouse.**

Subject to:
(1) 2012 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, its successors and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 16th day of March, 2012.

Peter J. Clemens, IV (Seal)
Peter J. Clemens, IV

STATE OF ALABAMA )
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Peter J. Clemens, IV 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March, 2012.

DAVID P. CONDON NOTARY PUBLIC ALABAMA STATE-AT-LARGE

*Notary Public:* David P. Condon
*My Commission Expires:* 2-12-14

Shelby County, AL 03/23/2012
State of Alabama
Deed Tax:$88.00

20120323000100950 1/1 $100.00
Shelby Cnty Judge of Probate, AL
03/23/2012 12:19:44 PM FILED/CERT