

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Robert J. Mastenbrook
2127 Timberline Drive
Calera, Alabama 35040

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Cynthia Hill, a married woman, and Lisa Crabbe, a married woman, by and through her Attorney-in-Fact, Cynthia Hill, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Robert J. Mastenbrook (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 132, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of the Grantors, nor that of their respective spouses, neither is it contiguous thereto.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 27, 2012.

Cynthia Hill

Cynthia Hill

Lisa Crabbe by Cynthia Hill, her Attorney in fact

Lisa Crabbe, by and through her
Attorney-in-Fact, Cynthia Hill


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Hill, as Attorney-in-Fact for Lisa Crabbe, and Cynthia Hill, individually, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 27th day of April, 2012.

Sandy F. Johnson

Notary Public
Commission Expires:


20120605000197870 1/1 \$162.00
Shelby Cnty Judge of Probate, AL
06/05/2012 03:04:10 PM FILED/CERT

