


Send tax notice to:

MARGARET QUINN
417 POPLAR RIDGE
ALABASTER, AL, 35007

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012223


20120622000219790 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/22/2012 10:00:48 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Seven Thousand Nine Hundred and 00/100 Dollars (\$147,900.00) in hand paid to the undersigned, JAMES C. HELFER and DELIA G. ROSE HELFER, Husband and Wife (hereinafter referred to as "Grantors") by MARGARET QUINN (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 65, ACCORDING TO THE SURVEY OF FOREST HILLS 2ND SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 50 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

DELIA G. ROSE HELFER IS ONE AND THE SAME AS DELIA G. ROSE.

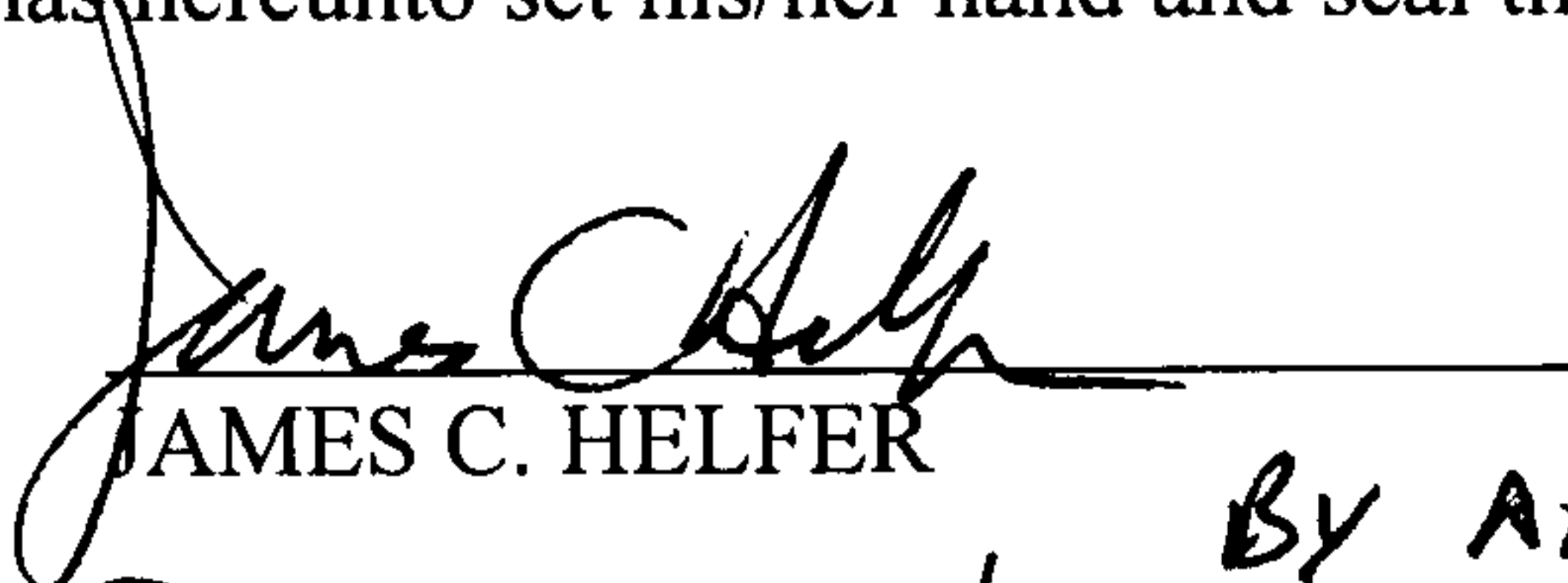
SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
6. EASEMENTS, BUILDING LINES, AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES SRELATING THERETO, INCLUDING RELEASE OF DAMAGES.
8. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 1996-21169.

\$145,220.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 11th day of May, 2012.


JAMES C. HELFER

BY AND THROUGH HER ATTORNEY IN FACT
 *JAMES C HELFER*
DELIA G. ROSE HELFER

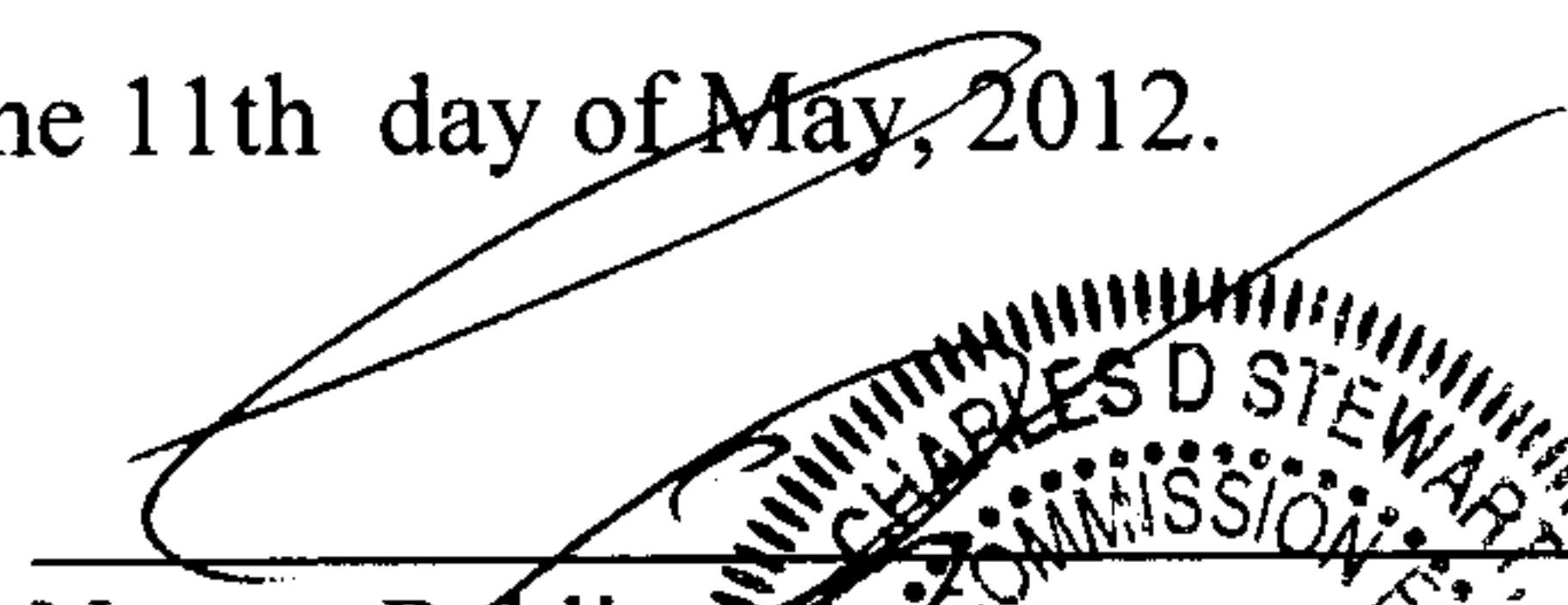
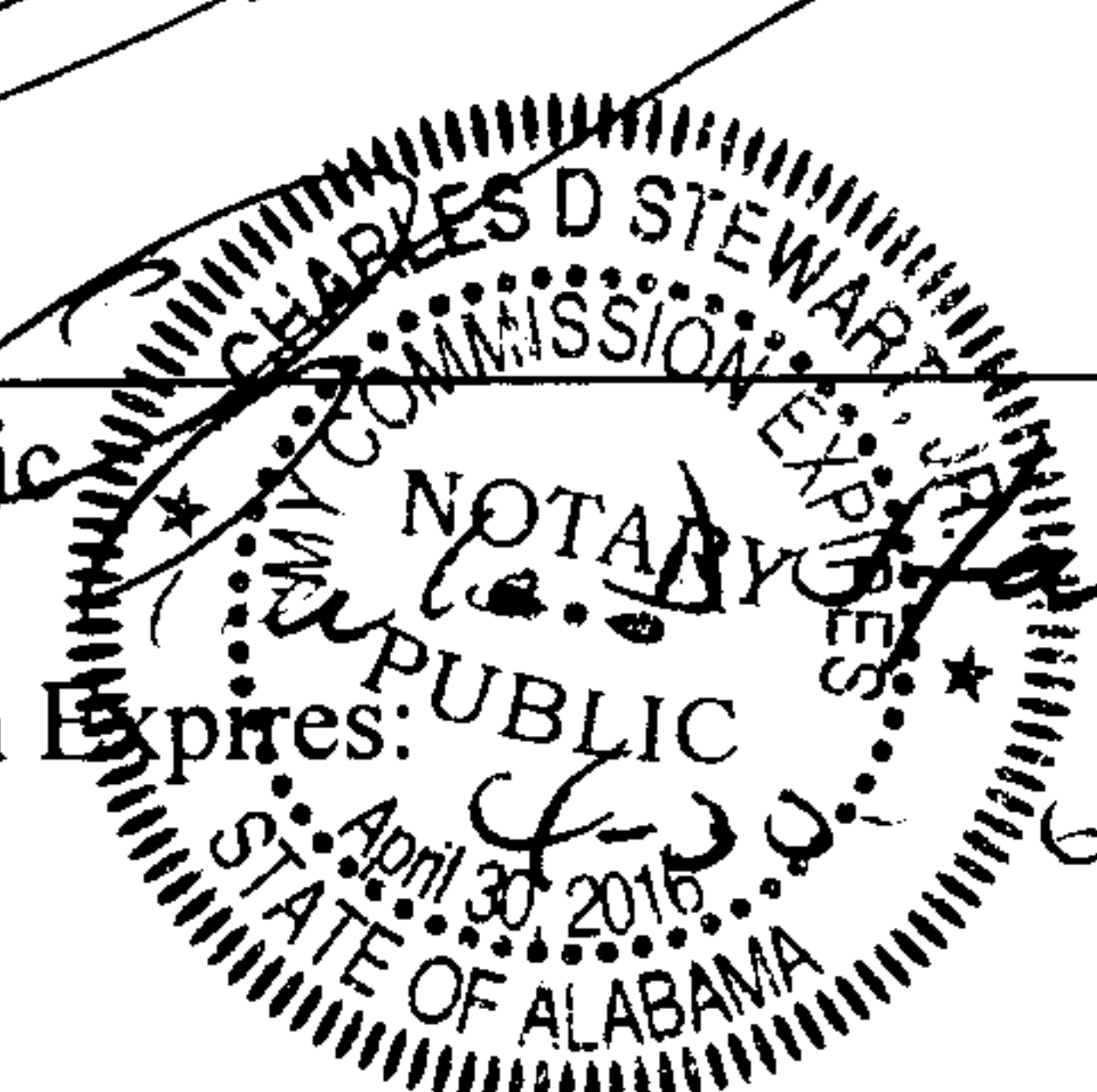
BY AND THROUGH HER ATTORNEY IN FACT, JAMES C. HELFER


20120622000219790 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/22/2012 10:00:48 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES C. HELFER, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

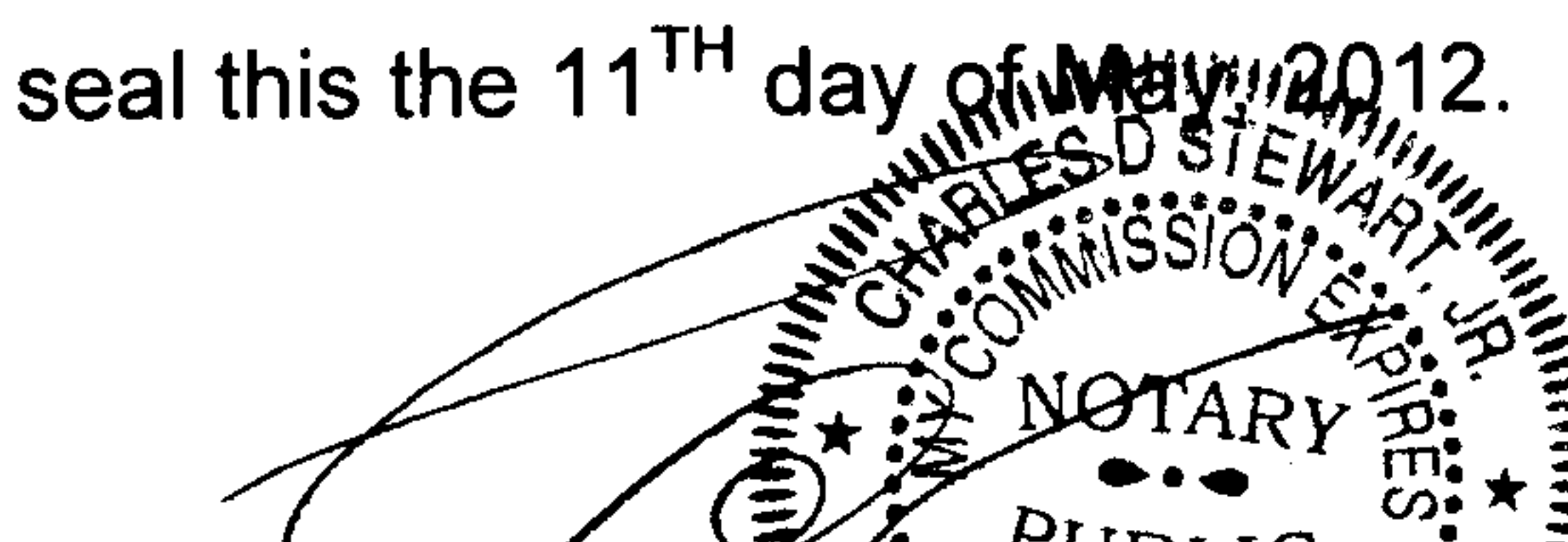
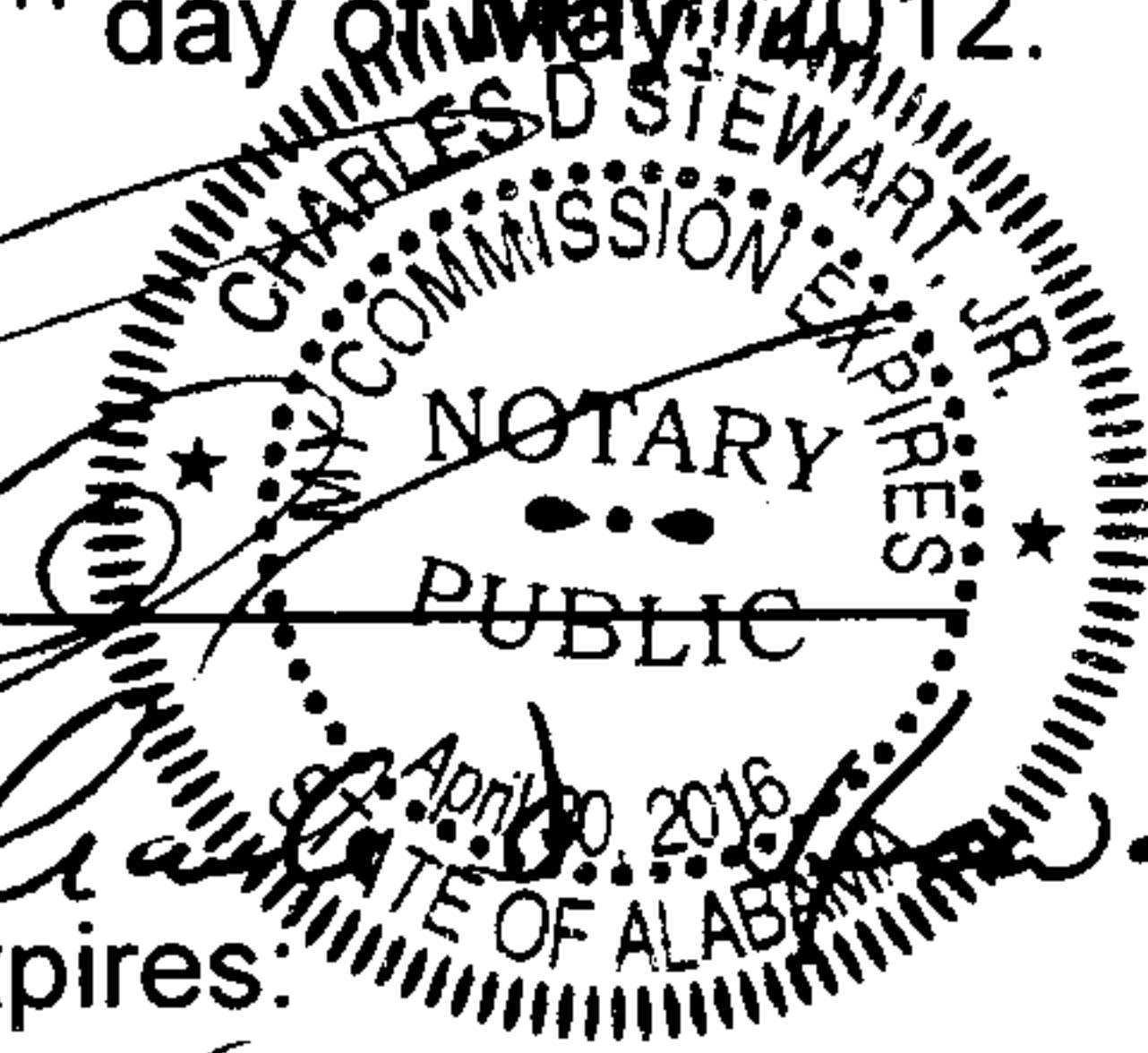
Given under my hand and official seal this the 11th day of May, 2012.


Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *April 30, 2016*


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that JAMES C. HELFER, whose name as Agent and Attorney in fact for DELIA G. ROSE HELFER, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in fact for DELIA G. ROSE HELFER on the day the same bears date.

Given under my hand and official seal this the 11TH day of May, 2012.


Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *April 30, 2016*

4-30-16

Shelby County, AL 06/22/2012
State of Alabama
Deed Tax: \$3.00