



20120726000269120 1/2 \$125.00
Shelby Cnty Judge of Probate, AL
07/26/2012 10:07:36 AM FILED/CERT

FRS File No.: 683232

Customer File No.: 2011-16884

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Seventy-One Thousand and NO/100---(\$371,000.00)-----DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Jeffrey Gerard DeLucas, a single man, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

Wilmer E. Bembry and Linda P. Bembry
of

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

LOT 22, ACCORDING TO THE SURVEY OF PARKVIEW, AS RECORDED IN MAP BOOK 7, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: current taxes, easements and restrictions of record.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 5522 Parkview Circle, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

****** \$261,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 29th day of December, 2011.

Jeffrey Gerard DeLucas (Seal)
Jeffrey Gerard DeLucas

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jeffrey Gerard DeLucas a single male (fill in marital status) 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 seal this the 29th day of DECEMBER, 2011.

[Signature] (Seal)
Notary Public

MY COMMISSION EXPIRES FEBRUARY 3, 2014

My Commission Expires

This document prepared by: Carol Gomez, Title Processing Specialist, 7500 N. Dallas Parkway, Suite 100, One Legacy Circle, Plano, TX 75024


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Shelby County, AL 07/26/2012
State of Alabama
Deed Tax: \$110.00