



20120731000277800 1/1 \$56.50
Shelby Cnty Judge of Probate, AL
07/31/2012 02:03:33 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Twenty-Two Thousand and 00/100 (\$222,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **ERIC K. SHADOAN and ALEECE SHADOAN, HUSBAND AND WIFE**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **JOE MATHEWS**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 1, ACCORDING TO THE SURVEY OF CHESTNUT FOREST, AS RECORDED IN MAP BOOK 22, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

177,600.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2012, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 27th day of July, 2012.

ERIC K. SHADOAN

ALEECE SHADOAN

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that ERIC K. SHADOAN and ALEECE SHADOAN whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

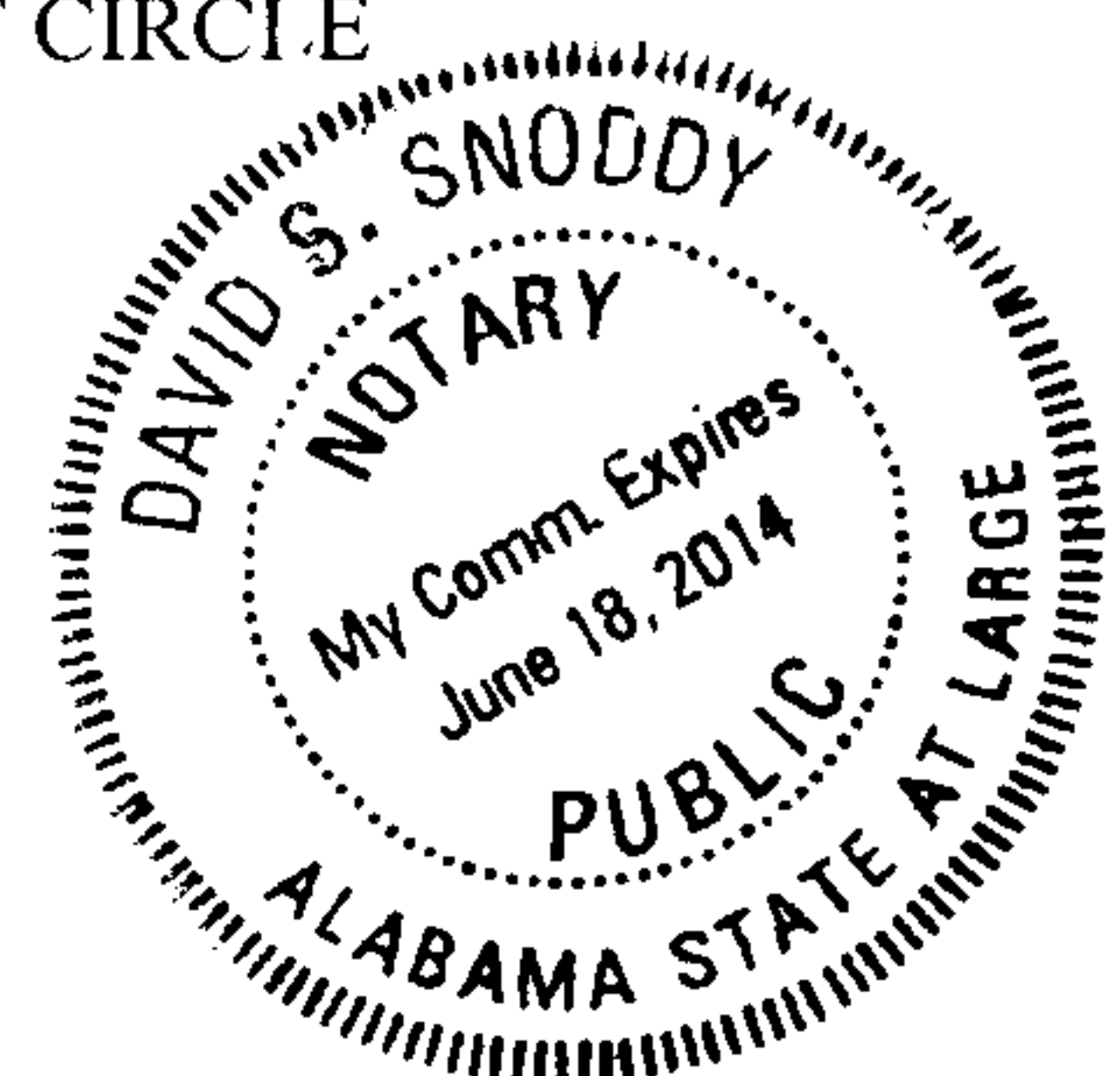
GIVEN under my hand and seal this 27th day of July, 2012

My Commission Exp:

Notary Public

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
JOE MATHEWS
101 CHESTNUT FOREST CIRCLE
HELENA, AL 35080



Shelby County, AL 07/31/2012
State of Alabama
Deed Tax: \$44.50