

Send tax notice to: Marjorie Ann Smith, 1450 Amberley Woods Cove, Helena, Al. 35080

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.  
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama  
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty-eight thousand and no/100 (\$88,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto,** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**DAVE GARDNER, an unmarried man**  
whose mailing address is: 1913 Waterford Place ; Hoover, AL 35244

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto  
**MARJORIE ANN SMITH**

whose mailing address is: **1450 Amberley Woods Cove, Helena, Al. 35080**

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, **the address of which is: 1450 Amberley Woods Cove, Helena, Al. 35080** to-wit:

Lot II, according to the Survey of Amberley Woods, 3<sup>rd</sup> Sector, Phase 1, as recorded in Map Book 20, Page 88 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.


\$86,406.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 25<sup>th</sup> day of October, 2012.

 (Seal)  
DAVE GARDNER

  
20121031000418960 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/31/2012 02:03:49 PM FILED/CERT

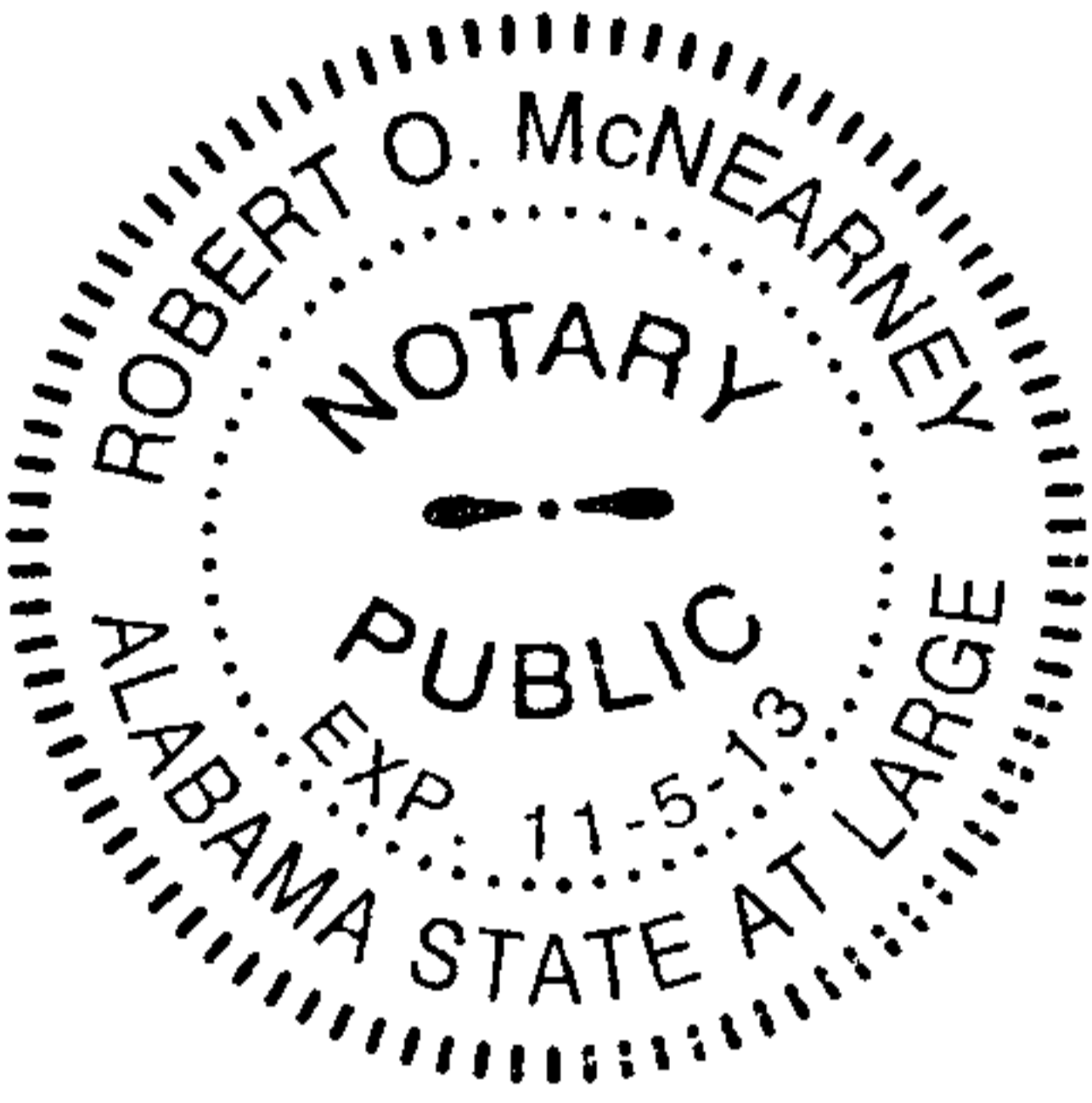
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dave Gardner, an unmarried man, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of October, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 11/5/2013



20121031000418960 2/2 \$15.00  
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