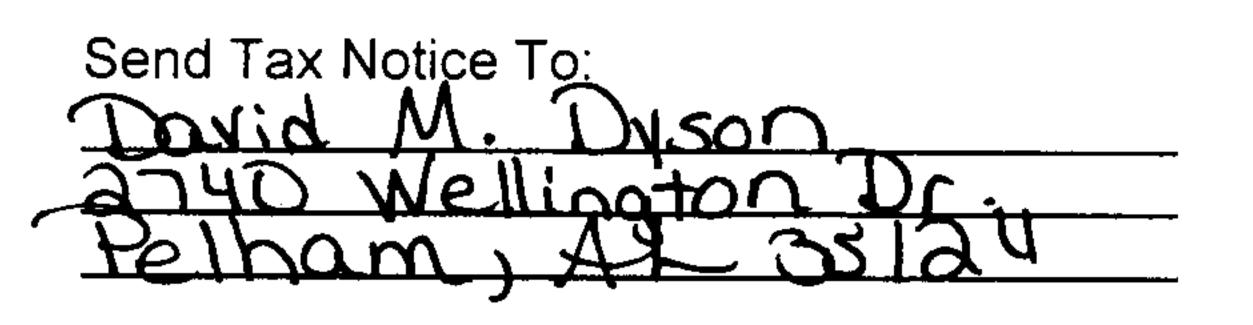
This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027



		Warranty Deed	
STATE OF ALABAMA	)		20130603000225280 1/2 \$17.50 Shelby Cnty Judge of Probate, AL 06/03/2013 12:12:50 PM FILED/CERT
	)	KNOW ALL MEN BY THESE PRESENTS	
SHELBY COUNTY	)		

A Yellington Dr. Pelham, AL 3512U (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 2740 Wellington Dr., Pelham, AL 35124; to-wit:

## SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note; \$116,353.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Katherine A. Perry, an unmarried person person has/have hereunto set his/her/their hand(s) and seal(s), this 29th day of May, 2013.

Katherine A. Perry

State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Katherine A. Perry, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 29th day of May, 2013.

Notary Public

Commission Expires: 3/5/17

My Comm. Expires

Mer. 5, 2017

ALABAM

Shelby County, AL 06/03/2013 State of Alabama Deed Tax: \$2.50

## EXHIBIT "A" Legal Description

Lot 21, according to the Survey of Chanda Terrace, 6th Sector, a Single Family Residential Subdivision, as recorded in Map Book 16, page 10, in the Probate Office of Shelby County, Alabama.

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