

Prepared by and return to:  
MATTHEW T. KNIGHT  
TRANSCONTINENTAL TITLE CO.  
100 CONCOURSE PARKWAY, SUITE 310  
BIRMINGHAM, AL 32544  
File #: AL1101153  
Parcel I.D.#: 13-1-12-2-001-029.000

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of TEN DOLLARS to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is hereby acknowledged, YVONNE S. NOLL, A SINGLE WOMAN, ALSO KNOWN AS YVONNE FILES (herein referred to as "Grantor"), grants, bargains, sells and conveys unto YVONNE FILES, A SINGLE WOMAN (herein referred to as "Grantee"), the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 18, BLOCK 1, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 84 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

**TO HAVE AND TO HOLD**, To the said Grantee its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with said grantee its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 said grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, The grantor has executed this conveyance, this 23RD day of JUNE, 1999.

  
YVONNE S. NOLL, A SINGLE WOMAN, ALSO  
KNOWN AS YVONNE FILES

**STATE OF ALABAMA**

**COUNTY OF: SHELBY**

I, the undersigned, a Notary Public in and for said county in said State hereby that YVONNE S. NOLL, A SINGLE WOMAN, ALSO KNOWN AS YVONNE FILES whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledge before me on this day that, being informed of the contents of this instrument, he/she/they executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 23RD day of JUNE, 1999.

  
Notary Public

My Commission expires \_\_\_\_\_  
Notary Public, Alabama State at Large  
My Commission Expires March 2, 2003

Inst # 1999-28169

07/06/1999-28169  
12:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 9.50