

THIS INSTRUMENT PREPARED BY:

Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

GRANTEE'S ADDRESS:

Kimberly A. Defilippis
1601 King James Drive
Alabaster, Alabama 35007

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seventy-Eight Thousand Two Hundred Fifty and 00/100 (\$78,250.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Penny Langdon Flowers, a married woman**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kimberly A. Defilippis, a single individual**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 10, according to the Survey of Kingwood Townhomes-Phase One, as recorded in Map Book 9, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$78,250.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

bf **This property is not homestead property of the grantor as defined by the Code of Alabama.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 29th day of April, 2002.

Penny Langdon Flowers
Penny Langdon Flowers

STATE OF ALABAMA)

COUNTY OF SHELBY)



20020501000203480 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
05/01/2002 08:43:00 FILED/CERTIFIED

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Penny Langdon Flowers, a married woman, 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 2.20.03

PEGGY MURPHREE
MY COMMISSION EXPIRES FEBRUARY 20, 2003