



20050412000171310 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
04/12/2005 10:51:20AM FILED/CERT

This Instrument Prepared By:
Jeffrey W. Brumlow, Esq.
Massey, Stotser & Nichols, P.C.
1780 Gadsden Highway
Birmingham, Alabama 35235

STATE OF ALABAMA ()
COUNTY OF SHELBY ()

WARRANTY DEED *AS*
Ten Thousand and No/100 Dollars

KNOW ALL MEN BY THESE PRESENTS that, **ASHLEY H. SERRA** and **KEVIN A. SERRA, wife and husband**, (Grantors) for and in consideration of ~~TEN AND NO/100 DOLLARS (\$10.00)~~, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **KEVIN A. SERRA, a married man** (Grantee) the following described real property, situated in the County of Jefferson, State of Alabama:

Lot 837, according to the Survey of Greystone Legacy 8th Sector, Phase II, as recorded in Map Book 31, Page 54 A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) ad valorem taxes for the current and subsequent years, not yet due and payable; (2) easements, restrictions, reservations, rights-of-way, limitations, covenants, and conditions of record, if any; (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, his heirs and assigns forever, together with every contingent remainder and right of reversion.

Said GRANTORS does for themselves, their successors and assigns, covenant with said GRANTEE, their heirs and assigns, that it they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that they will and their successors and assigns 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 and seals this 11th day of ~~March~~ *April*, 2005.

Ashley Serra U.S.

ASHLEY H. SERRA
Kevin A. Serra U.S.

KEVIN A. SERRA

Shelby County, AL 04/12/2005
State of Alabama

Deed Tax: \$10.00

STATE OF ALABAMA ()
COUNTY OF SHELBY ()

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Ashley H. Serra, and Kevin A. Serra, wife and husband, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11 day of ~~March~~ *APRIL (ATO)*, 2005.

John T. Davis

Notary Public
Notary Public, Alabama State at Large
My Commission Expires October 11, 2005

This deed was prepared without any title examination and the preparer does not make any representation nor warranty concerning the state of the title regarding the above described property.