

20050516000234840 1/2 \$64.50
Shelby Cnty Judge of Probate, AL
05/16/2005 10:52:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
W. ALAN SUMMERS, JR.
1275 CENTER POINT PARKWAY, STE. 100
BIRMINGHAM, ALABAMA 35215
(205) 856-9100

SENT TAX NOTICE TO:
LAUREN GUILLEBEAU
2913 KIRKCALDY LANE
INVERNESS, AL 35242

WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration TWO HUNDRED FIFTY THOUSAND AND NINE HUNDRED DOLLARS
AND NO/100-----(\$250,900.00)

to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEES herein, the receipt
whereof is acknowledged, I or we,

JOHN B. MCGEE AND WIFE, ELAINE S. MCGEE,

(herein referred to as grantors) do grant, bargain, sell and convey unto,

LAUREN GUILLEBEAU,

(herein referred to as grantees) the following described real estate situated in SHELBY COUNTY,
ALABAMA to-wit:

5/16/05
2:30m
LOT 25, BLOCK 2 OF KIRKWALL, A SUBDIVISION OF INVERNESS AS
RECORDED IN MAP BOOK 6, PAGE 152 IN THE OFFICE OF THE JUDGE
OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT OF WAY OF RECORD.

SUBJECT TO PROPERTY TAXES FOR THE CURRENT YEAR.

SUBJECT TO A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$200,720.00
BEING RECORDED AND SIGNED SIMULTANEOUSLY HEREWITH.

PARCEL ID NUMBER: 10-1-11-0-002-038.000
ADDRESS: 2913 KIRKCALDY LANE; INVERNESS, AL 35242

To Have and To Hold, to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her
or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from
all encumbrances, that it has good right to sell and convey the same as aforesaid; that its successors and
assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and
assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30 day of April, 2005.

John B. McGee
JOHN B. MCGEE

Elaine S. McGee
ELAINE S. MCGEE

Shelby County, AL 05/16/2005
State of Alabama

Deed Tax: \$50.50

STATE OF ALABAMA)
Jefferson COUNTY)
GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JOHN B. MCGEE AND WIFE, ELAINE S. MCGEE, 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, they executed the same, voluntarily on the day the same bears date.

NOTARY PUBLIC Deanne Sturge
MY COMMISSION EXPIRES 7-02-2008

