

This instrument was prepared by  
(Name) Ralph W. Hill

(Address) 1455 McCain Parkway, Pelham, Alabama 35124

20051206000630490 1/1 \$36.00  
Shelby Cnty Judge of Probate, AL  
12/06/2005 11:31:09AM FILED/CERT

2500  
BH

**WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama**

Shelby County, AL 12/06/2005  
State of Alabama

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

Deed Tax: \$25.00

That in consideration of \$1.00 and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Sammy V. Magro and Katherine L. Magro, his wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Janice C. Hill

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 36 according to the Survey of Caldwell Crossings, as recorded in  
Map Book 31, Page 31 in the Probate Office of Shelby County, Alabama.

Subject to the Covenants and Restrictions of Caldwell Crossings  
Subdivision.

TO HAVE AND TO HOLD to the 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 said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 30th  
day of November, 2005

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Susan Sanders, a Notary Public in and for said County, in said State, hereby certify that Sammy V. Magro and Katherine L. Magro, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November A. D. 2005

Susan Sanders  
Notary Public