20070301000092900 1/2 \$25.50 Shelby Cnty Judge of Probate, AL 03/01/2007 12:51:02PM FILED/CERT

Send Tax Notice: Raquel S. Allen 3300 Birdsong Lane Birmingham, Alabama 35242

File No.: 07-1608

This instrument prepared by:
Joseph C. Kreps
Kreps Law Firm, LLC
1932 Laurel Road
Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA

COUNTY OF JEFFERSON

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Twenty Five Thousand and 00/100 (\$225,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **Sharon A. Olivier and Louis E. Olivier, Jr., Wife and Husband,** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **Raquel S. Allen**, (hereinafter referred to as Grantee), in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 62, according to the Map and Survey of Sunny Meadows, 2nd Sector, as recorded in Map Book 9, Page 1 A&B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2007.
- 2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
- 3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat
- 4. Mineral and Mining rights not owned by the Grantor.
- 5. Matters which would be revealed by a survey of the property conveyed.

(\$180,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

(\$33,750.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantee, and with his/her heirs and assigns, that Grantors 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 Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his/her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 22nd day of February, 2007.

Sharon A. Olivier

Sharon A. Olivier

Louis & Olivier 2.

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Louis E. Olivier, Jr.

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Sharon A. Olivier and Louis E. Olivier, Jr. 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 the Instrument signed their names on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of February, 2007.

MOTARY PUBLIC

My Commission Expires: 3/6/07

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Shelby County, AL 03/01/2007 State of Alabama Deed Tax:\$11.50