

20070504000209180 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/04/2007 01:59:59PM FILED/CERT

BHMO'180/12

Send tax notice to:
MILDRED C. O'QUINN
1175 YEAGER PARKWAY
PELHAM, AL 35124

This instrument prepared by:

✓ Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Four Thousand and 00/100 Dollars (\$134,000.00) in hand paid to the undersigned, Stephen Hall Savincki and wife Tiffany Savincki (hereinafter referred to as "Grantor") by Mildred C. O'Quinn (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 65, ACCORDING TO THE SURVEY OF CALLAWAY COVE, PLAT NO. 1, AS RECORDED IN MAP BOOK 31, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

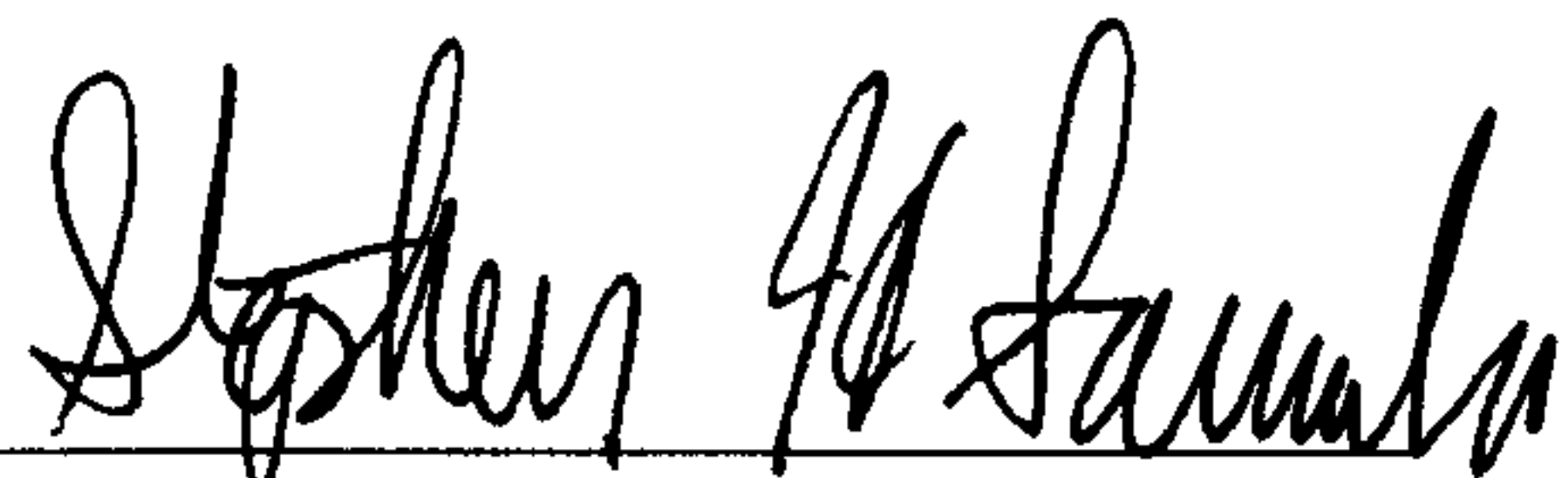
\$100,500.00 and \$33,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

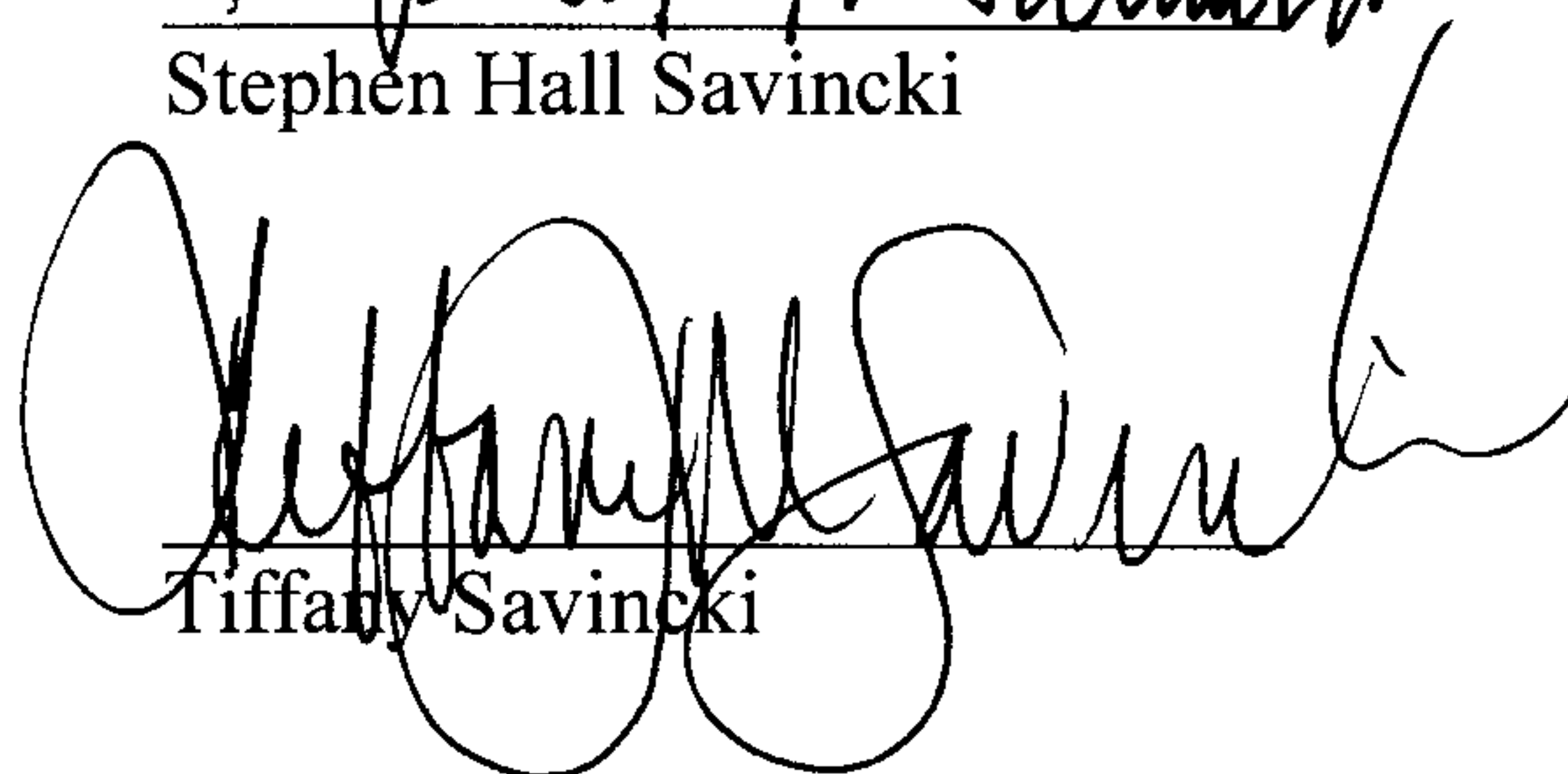
TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the
18TH day of APRIL, 2007.



Stephen Hall Savincki



Tiffany Savincki

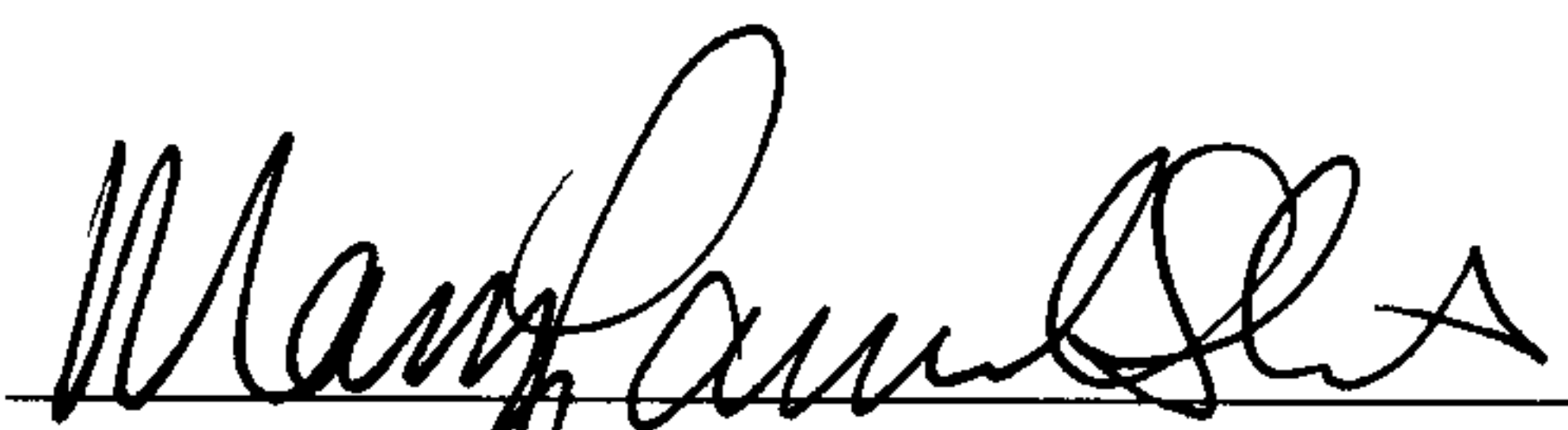
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Stephen Hall Savincki and Tiffany Savincki, whose name is signed to the
foregoing instrument, and who is known to me, acknowledged before me on this day,
that, being informed of the contents of the said instrument, he/she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 18TH day of APRIL, 2007.

(Notary Seal)





Notary Public

Print Name:

Commission Expires: 8/28/10