

PLEASE RETURN TO:

David P. Condon, PC

100 Union Hill Drive

Suite 200

Birmingham, AL 35209

(205)871-2133

This instrument was prepared by:

David P. Condon, P. C.

100 Union Hill Drive, Suite 200

Birmingham, AL 35209

20070706000319770 1/1 \$266.00  
Shelby Cnty Judge of Probate, AL  
07/06/2007 12:09:42PM FILED/CERT

Send tax notice to:

Sherry Baldwin

637 N Lake Circle

Birmingham, Alabama 35242

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Fifty-Five Thousand and 00/100 Dollars (\$255,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Robert Corey Maxwell** and his wife **Hilary J. Maxwell**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Sherry Baldwin**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 56, according to the Final Plat of Subdivision, North Lake at Greystone, Phase 4, as recorded in Map Book 24, Page 119, in the Probate Office of Shelby County, Alabama; being situated in Shelby County.**

Subject to:

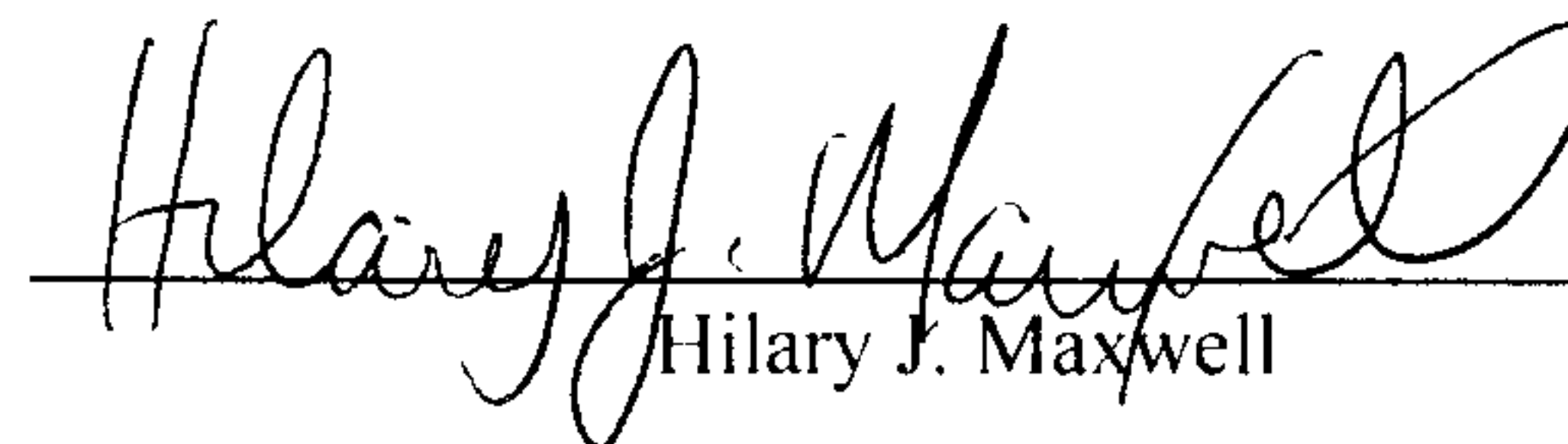
- (1) 2007 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantors; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 27th day of June, 2007.

 (Seal)  
Robert Corey Maxwell

 (Seal)  
Hilary J. Maxwell

STATE OF ALABAMA )

JEFFERSON COUNTY)

Shelby County, AL 07/06/2007  
State of Alabama

Deed Tax: \$255.00

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Robert Corey Maxwell and Hilary J. Maxwell 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 27th day of June, 2007.

  
Notary Public, David P. Condon  
My Commission Expires: 2-12-10