

20070802000359940 1/2 \$69.00
Shelby Cnty Judge of Probate, AL
08/02/2007 09:19:01AM FILED/CERT

Send tax notice to:

SHELIA A. BAILEY
421 Eaton Road
Birmingham, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2007278

Shelby County, AL 08/02/2007
State of Alabama

Deed Tax: \$55.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Seventy-Four Thousand and 00/100 and 00/100 Dollars (\$274,000.00) in hand paid to the undersigned, DOUGLAS M. RICHARDSON, and Wife, NICOLE RICHARDSON (hereinafter referred to as "Grantors") by SHELIA A. BAILEY (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 34, ACCORDING TO THE AMENDED MAP OF GREYSTONE VILLAGE, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 13, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

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

\$219,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 31st day of July, 2007.

Douglas M. Richardson
DOUGLAS M. RICHARDSON
Nicole Richardson
NICOLE RICHARDSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that DOUGLAS M. RICHARDSON, AND NICOLE RICHARDSON, whose
names is/are signed to the foregoing instrument, and who is/are known to me,
acknowledged before me on this day, that, being informed of the contents of the said
instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of July, 2007.

Charles D. Stewart Jr.
Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 4-13-08

