

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

20080108000011120 1/1 \$106.00
Shelby Cnty Judge of Probate, AL
01/08/2008 03:42:31PM FILED/CERT

Send Tax Notice To:
Angela Vera
~~607 Cahaba Manor Lane~~
~~Pelham, AL 35214~~
15147 Hwy 25
Calaca, AL 35040

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **Ninety-five Thousand and 00/100 Dollars (\$95,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Jon K. Hicks, an unmarried man

(herein referred to as GRANTORS) does grant, bargain, sell and convey unto

Angela Vera

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Survey of Cahaba Manor Townhomes, Third Addition, as recorded in Map Book 7, page 158, in the Office of the Judge of Probate of Shelby County, Alabama

Subject to: All Easements, Restrictions and Rights of Way of record.

\$0.00 (zero) of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

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

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the 7th day of January, 2008.


Jon K. Hicks

STATE OF ALABAMA)

Shelby County, AL 01/08/2008
State of Alabama

COUNTY OF JEFFERSON)

Deed Tax: \$95.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jon K. Hicks, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, 2008.




Notary Public - R. Timothy Estes
My Commission Expires: July 11, 2011