

FILE NO: V08-048

Send Tax Notice To: **Susan L. Simons**

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

4650 Lake Valley Dr
Birmingham AL 35244

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **RICHARD HOLLAND** and **MONIKA HOLLAND**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **SUSAN L. SIMONS**, a unmarried woman (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

LOT 53-A, ACCORDING TO THE SURVEY OF SOUTHLAKE TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 13, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$154,229.00 OF THE ABOVE CONSIDERATION OF THIS WARRANTY DEED IS BEING PAID BY A MORTGAGE BEING FILED SIMULTANEOUSLY.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS has hereunto set his hands and seals this the ____ day of February, 2008.

Richard Holland
RICHARD HOLLAND

Monika Holland
MONIKA HOLLAND

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **RICHARD HOLLAND** and **MONIKA HOLLAND**, 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 24 day of February 2008.

NOTARY PUBLIC

My Commission Expires: 12/1/09

THIS INSTRUMENT PREPARED BY:

Brian M. Cloud, Esq.
Veal Cloud & Tidwell, LLC
2112 11th Avenue South, Suite 217
Birmingham, Alabama 35205
(205) 326-4146