

261

Send tax notice to:

Dianna Minor

147 Canyon Trail

Pelham, AL 35124

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

20080506000185440 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/06/2008 01:57:52PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Two Thousand and 00/100 Dollars (\$132,000.00) in hand paid to the undersigned William H. Ray and Jennifer Alexiou-Ray (hereinafter referred to as Grantors") by Dianna Minor (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 35, according to the survey of Park View Townhomes, Plat No. 1, as recorded in Map Book 26, Page 92, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, RIGHTS OF WAYS, EASEMENTS, AGREEMENT, COVENANTS AND CONDITIONS OF RECORD.

\$132,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

IN WITNESS WHEREOF, Grantor(s) William H. Ray and Jennifer Alexiou-Ray hereunto set their signature(s) and seal(s) on April 30, 2008.

William H. Ray
William H. Ray

Jennifer Alexiou-Ray
Jennifer Alexiou-Ray

William P. Alexiou
William P. Alexiou

Mary M. Alexiou
Mary M. Alexiou

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William H. Ray, Jennifer Alexiou-Ray, William P. Alexiou and Mary M. Alexiou whose name(s) 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 30th day of April 2008.

(NOTARIAL SEAL)

Jeffrey Adam Morris
Notary Public
Print Name:
Commission Expires

