

  
20080707000272930 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
07/07/2008 12:37:02PM FILED/CERT

Shelby County, AL 07/07/2008  
State of Alabama

Deed Tax: \$3.00

Send tax notice to:

James M. Nolan  
3217 Chickasaw Lane  
Birmingham, AL 35242

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #350  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF SHELBY  
BHM0800243

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Six Thousand and 00/100 Dollars (\$186,000.00) in hand paid to the undersigned, John G. Lane Jr. and wife, Nicole B. Lane (hereinafter referred to as "Grantors") by James M. Nolan (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 95, according to the Survey of Broken Bow, 4th Addition, as recorded in Map Book 8, page 163, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$183,126.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is 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 and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.



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IN WITNESS WHEREOF, Grantors have set their signature and seal on this the  
2nd day of July, 2008.

\_\_\_\_\_  
John G. Lane Jr.

\_\_\_\_\_  
Nicole B. Lane

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that John G. Lane Jr. and wife, Nicole B. Lane, whose names are signed to the  
foregoing instrument, and who are known to me, acknowledged before me on this day,  
that, being informed of the contents of the said instrument, they executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of July, 2008.

\_\_\_\_\_  
Notary Public

Print Name:

Commission Expires:

