

Send tax notice to:
Michael Border
Heidi Border
4518 High Court Circle
Birmingham, AL 35242
NTC0800333

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

Shelby County, AL 12/23/2008
State of Alabama

Deed Tax: \$220.00

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million One Hundred Thousand and 00/100 Dollars (\$1,100,000.00) in hand paid to the undersigned Clifford G. Weems and Karen J. Weems (hereinafter referred to as Grantors”) by Michael Border and Heidi Border, Husband and Wife, (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 18, according to the Survey of Greystone, 4th Sector, Phase II, as recorded in Map Book 22, Page 27, 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.

\$417,000.00 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 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 shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.



20081223000474860 2/2 \$234.00
Shelby Cnty Judge of Probate, AL
12/23/2008 01:35:00PM FILED/CERT

IN WITNESS WHEREOF, Grantor(s) Clifford G. Weems and Karen J. Weems hereunto set their signature(s) and seal(s) on December 15, 2008.


Clifford G. Weems



Karen J. Weems

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifford G. Weems and Karen J. Weems, Husband and Wife, 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 15th day of December, 2008.

(NOTARIAL SEAL)


Notary Public
Print Name: Paulo D Levitt
Commission Expires: 2-15-12