

20090302000073100 1/2 \$114.00
Shelby Cnty Judge of Probate, AL
03/02/2009 11:15:04AM FILED/CERT

This Instrument Was Prepared By:
HOLLIMAN LAW FIRM
2491 Pelham Pkwy, 205-663-0281
Pelham, Al 35124

Shelby County, AL 03/02/2009
State of Alabama

Deed Tax: \$98.00

\$195,900.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Karen M. Stewart and Ricky Stewart, wife and husband, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Brion W. Greer and wife, Toni E. Greer, Charles W. Greer and wife, Connie M. Greer, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 121 according to the Map and Survey of Old Cahaba Winter Crest Sector, Phase Two as recorded in Map Book 27, Page 1, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.
\$98,000.00 was paid from first mortgage recorded herewith.

Grantee's address: 253 Old Cahaba Trail
Helena, Alabama 35080

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

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and

assigns forever, against The lawful claims of all persons. I N

WITNESS WHEREOF, we have hereunto set our hands and seals on this

the 25th day of Feb., 2009.

Karen M Stewart
Karen M. Stewart

Ricky Stewart
Ricky Stewart

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Karen M. Stewart and Ricky Stewart, wife and husband, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of Feb., 2009.

[Signature]
Notary Public

My Commission Expires:
8.29.10

