

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


20090520000189310 1/2 \$183.00
Shelby Cnty Judge of Probate, AL
05/20/2009 09:36:06 AM FILED/CERT

\$169,000.00

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 GRANTEE herein, the receipt of which is hereby acknowledged, Jerry D. Victor and Cynthia S. Victor, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Charles A. Bruno, II, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lots 169 and 170 according to the Final Plat of High Ridge Village, Phase 8 as recorded in Map Book 33, Page 105, 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.

Grantee's address: 142 Highview Cove
Pelham, Alabama 35124

Together with all and singular the tenements, 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 GRANTEE, his 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 GRANTEE, their heirs and



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

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

the 6th day of May

, 2009.

Jerry D. Victor

Cynthia S. Victor

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jerry D. Victor and Cynthia S. Victor, husband and wife, 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 6th day of May, 2009.

My Commission Expires:

8-29-10