

Send tax notice to:
Matthew E. Lewallen and Kristi Bufton
258 Old Cahaba Trail
Helena, AL 35080

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

State of Alabama
County of Shelby


20090604000212430 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/04/2009 09:40:00 AM FILED/CERT
Shelby County, AL 06/04/2009
State of Alabama
Deed Tax : \$4.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Five Thousand Nine Hundred and 00/100 Dollars (\$195,900.00) in hand paid to the undersigned **Lannie R. Hill and Nancy P. Hill, husband and wife** (hereinafter referred to as "Grantors") by **Matthew E. Lewallen and Kristi L. Bufton** (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 111, according to the Survey of Old Cahaba, Winter Crest Sector, as recorded in Map Book 24, Page 69, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
AD VALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$192,351.00 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 grantees, their heirs and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor(s) Lannie R. Hill and Nancy P. Hill hereunto set their signature(s) and seal(s) on May 29, 2009.

Lannie R. Hill
Lannie R. Hill

Nancy P. Hill
Nancy P. Hill

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lannie R. Hill and Nancy P. Hill, husband and wife, whose name(s) 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 29 day of May 2009.

Mary Pamela Short

Notary Public
Print Name:
Commission Expires:

(NOTARIAL SEAL)

