

Value of property: \$17,326.22

20090615000227930 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
06/15/2009 02:31:57 PM FILED/CERT

FILE NO: V09-05

Send Tax Notice To: CHRISTOPHER K. ARVIN
704 Wilderness Rd.
Delham, AL 35124

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **CHARLES BUCHANAN**, an unmarried MAN (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **CHRISTOPHER ARVIN**, an unmarried man, and **NICOLE SUDA**, an unmarried woman (hereinafter referred to as GRANTEES), the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

LOT 1, BLOCK 1, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES FOURTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 127, JUDGE OF PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

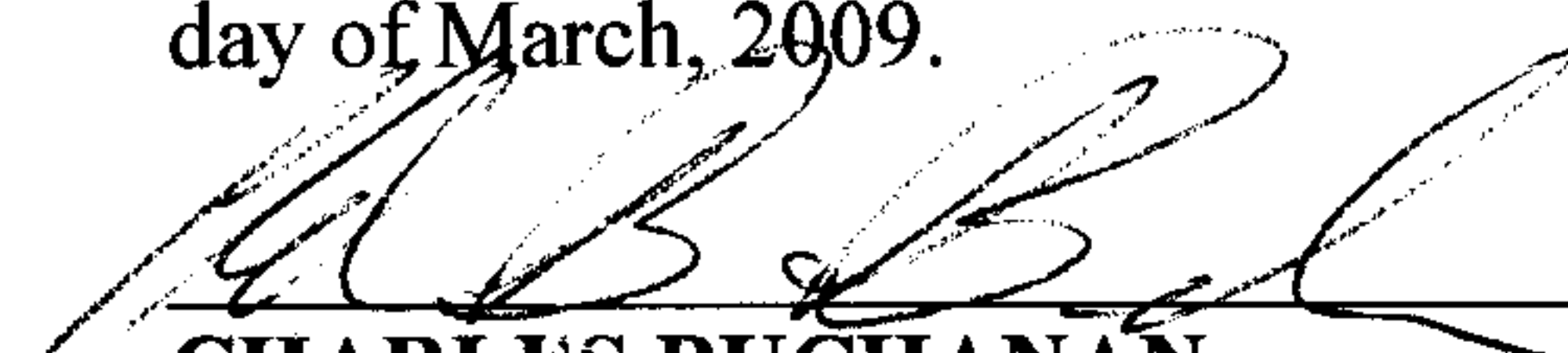
NO PART OF THIS PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTOR AND/OR HIS SPOUSE.

ALL OF THE CONSIDERATION OF THIS WARRANTY DEED IS BEING PAID BY A MORTGAGE BEING FILED SIMULTANEOUSLY.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, then to the heirs and assigns of the GRANTEES, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hands and seals this the 31st day of March, 2009.

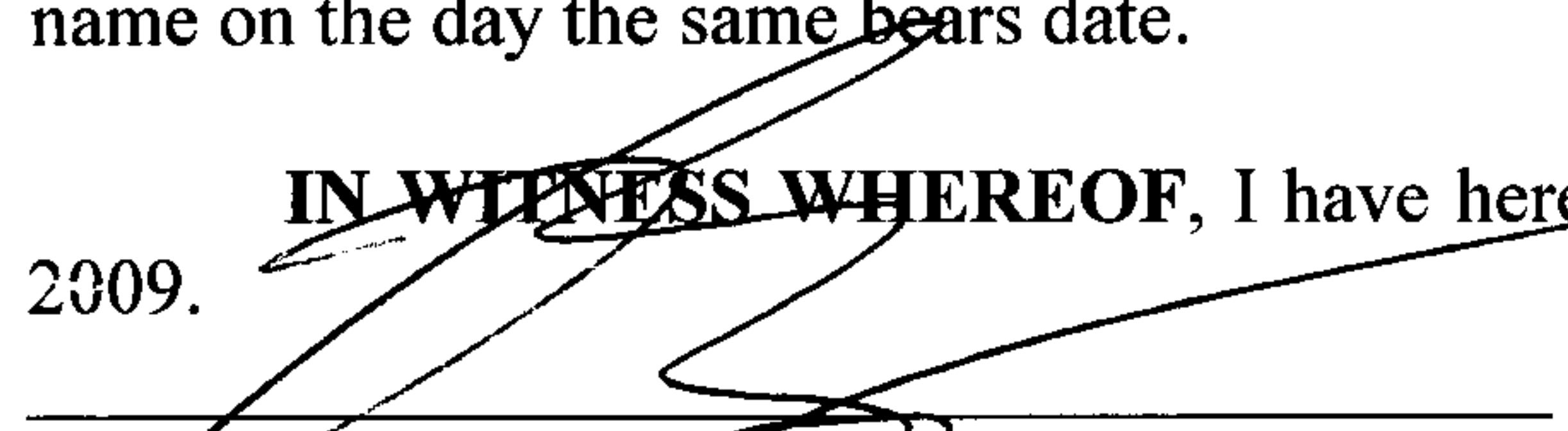


CHARLES BUCHANAN

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CHARLES BUCHANAN**, whose name is signed to the foregoing conveyance and is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of March, 2009.



NOTARY PUBLIC
My Commission Expires: 12/1/09

THIS INSTRUMENT PREPARED BY:
Brian M. Cloud, Esq.
Cloud & Tidwell, LLC
1625 Richard Arrington Jr. Blvd. S.
Birmingham, Alabama 35205