


This instrument was prepared by:

Candice J. Shockley
2491 Pelham Parkway
Pelham, Alabama 35124

Send tax notice to:

Ms. Alene B. Bajalia
119 Treymoor Drive
Alabaster, Alabama 35007


20090706000256430 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
07/06/2009 08:12:18 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
SHELBY COUNTY) **(\$10,000.00 value)**

That in consideration of the terms of the Final Judgment of Divorce entered by the Circuit Court of Shelby County in the case of *Alene Bajalia vs. Isa Bajalia, DR 2008-900326*, we, **ISA BAJALIA, JR.**, a single man, and **ALENE B. BAJALIA**, a single woman (hereinafter referred to as "GRANTORS"), do grant, bargain, sell and convey unto **ALENE B. BAJALIA, a single woman**, (hereinafter referred to as "GRANTEE"), the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 458, ACCORDING TO THE SURVEY OF WEATHERLY TREYMOOR ABBEY SECTOR 22, AS RECORDED IN MAP BOOK 21, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2009 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any. (4) 20 foot building line on front, right of ways, easements, restrictions, reservations and conditions if any, as recorded in Map Book 21, Page 59. (5) Subject to Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1996071600022781 in the Probate Office of Shelby County, Alabama. (6) Easement of varying width as shown on Map Book 21, Page 59.

No title documents were examined. The deed was prepared from information provided by the grantors.

And subject to the foregoing, **GRANTORS** will warrant and forever defend the right and title to said bargained premises unto **GRANTEE** against the claims of all persons owning, holding or claiming by, through or under **GRANTORS**, which claims are based upon matters occurring subsequent to **GRANTORS'** acquisition of the bargained premises and prior to the date of delivery of this deed.

AB

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals
this 13 day of April, 2009.

ISA BAJALIA, JR. (SEAL)
ISA BAJALIA, JR.

ALENE B. BAJALIA (SEAL)
ALENE B. BAJALIA

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
ISA BAJALIA, JR., a single man, whose name is signed to the foregoing instrument, and who is
known to me, acknowledged before me on this day, that, being informed of the contents of the
conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of April, 2009.

Michelle W. Akers
NOTARY PUBLIC
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 3, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS
My comm. expires: _____

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
ALENE B. BAJALIA, a single woman, whose name is signed to the foregoing instrument, and
who is known to me, acknowledged before me on this day, that, being informed of the contents of
the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, 2009.

Monica L. Gjo
NOTARY PUBLIC
My comm. expires: 2-2-2012