

STATE OF ALABAMA

# Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MARTHA D. MALONE, A SINGLE WOMAN** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **MARTHA MALONE, A SINGLE WOMAN, AND PHILLIP MALONE, A SINGLE MAN** (herein referred to as "Grantees") the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 211, ACCORDING TO THE SURVEY OF THE VILLAGE AT STONEHAVE, PHASE 2, AS RECORDED IN MAP BOOK 26, PAGE 126, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.**

PARECEL ID NO.: 136234010011000

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

**\$ 132,834.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

To Have and To Hold the aforegranted premises to the said Grantees, their heirs and assigns forever.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 13th day of May, 2009.

  
WITNESS

  
MARTHA D. MALONE {L.S.}

  
WITNESS

  
20090713000267220 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
07/13/2009 11:23:53 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned notary public, in and for said county and state, hereby certify that , whose name is signed to the foregoing conveyance, 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 seal this 13th day of May, 2009.



Linda J. Singleton  
Notary Public  
My commission expires 02/21/2012

**GRANTEES' MAILING ADDRESS:**

541 Walker Road  
Pelham, AL 35124

**THIS INSTRUMENT PREPARED BY:**

Skyline Title of Alabama, LLC  
6400 Congress Avenue  
Suite 2250  
Boca Raton, FL 33487  
Telephone: 561-620-5819 Fax: 561-443-3469  
File # 09-1931

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