

**This Instrument Prepared By:**

Kevin Hays, Esq.  
300 Vestavia Parkway, Ste 3450  
Birmingham, AL 35216

**Send Tax Notice To:**

Gayle Seabrooke  
5120 Shamrock Drive  
Helena, AL 35080



20090727000286430 1/3 \$65.00  
Shelby Cnty Judge of Probate, AL  
07/27/2009 10:30:24 AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**PREPARED WITHOUT BENEFIT OF SURVEY**

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Forty-eight Thousand and No/100 Dollars (\$48,000.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged,

**CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH  
CITIFINANCIAL MORTGAGE COMPANY INC.**

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

**GAYLE SEABROOKE and ROBERT SEABROOKE**

(herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

**SEE EXHIBIT "A"**

Shelby County, AL 07/27/2009

State of Alabama

Deed Tax : \$48.00

**SUBJECT TO:**

All assessments and taxes for the year 2009 and all subsequent years.

Restrictions, covenants and easements of record.

**TO HAVE AND TO HOLD** unto the said GRANTEES, as joint tenants with right of survivorship; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

**SUBJECT TO STATUTORY RIGHT OF REDEMPTION** of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

**PROPERTY SOLD AS IS** and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, the said Grantor, by Rachel Demase,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this  
the 19 day of June, 2009.

**CITIMORTGAGE, INC. SUCCESSOR BY  
REASON OF MERGER WITH CITIFINANCIAL  
MORTGAGE COMPANY INC.**

**ATTEST:**

Allison Barcus  
Allison Barcus

By: Rachel Demase  
Its: Closing Coordinator



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STATE OF Pennsylvania  
COUNTY OF Washington

I, the undersigned, a Notary Public in and for said County, in said State hereby certify  
that Rachel Demase, whose name as Closing Coordinator  
of **CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH  
CITIFINANCIAL MORTGAGE COMPANY INC.**, 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/she, as such officer and with full authority, executed the  
same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19 day of  
June, 2009.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA  
Notary Seal  
Baldwin B. [Signature] Notary Public  
Baldwin B. [Signature] Allegheny County  
My Commission Expires Oct 24, 2009  
Member, Pennsylvania Association of Notaries

## EXHIBIT "A"

From the Northeast corner of the Northeast quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West, run Westerly along the North boundary line of said quarter-quarter section for 325 feet to the point of beginning of the land herein described; thence run Westerly along the North boundary line of said quarter-quarter Section for 100.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run Southerly 200.0 feet; thence turn an angle of 88 degrees 46 minutes 21 seconds to the left and run Easterly 100.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run Northerly 200.0 feet to the point of beginning, being part of the NE quarter of Southeast quarter of Section 34, Township 20 South, Range 3 West. Situated in the town of Alabaster, Shelby County, Alabama.



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