

\$30,000.00 KD



20090812000309380 1/2 \$44.00  
Shelby Cnty Judge of Probate, AL  
08/12/2009 08:21:46 AM FILED/CERT

**This Instrument Prepared Without Benefit  
of Title Examination or Survey**

**This Instrument Prepared By:**

**Steven R. Parker  
Balch & Bingham LLP  
P. O. Box 306  
Birmingham, Alabama 35201  
(205) 226-8701**

**Send Tax Notice To:**

**Karen L. DePiano  
1845 Indian Hills Rd.  
Pelham, Alabama 35124**

**STATE OF ALABAMA**

}

**STATUTORY WARRANTY DEED**

}

**COUNTY OF SHELBY**

}

**KNOWN ALL MEN BY THESE PRESENTS**, that in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration, to the undersigned **Janice K. DePiano**, a married woman, and **Michael R. King**, an unmarried man, hereinafter "Grantors" in hand paid by **Karen L. DePiano**, hereinafter "Grantee", the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey the following described real estate situated in Shelby County, Alabama, together with all improvements and fixtures thereon and all easements and other appurtenances thereto, to wit:

***Lot No. 4, according to map and plat of Indian Hills Subdivision, First Sector, recorded in Map Book 4, at page 81, in the Probate Office of Shelby County, Alabama.***

This conveyance is subject to ad valorem taxes and assessments for the year 2009 and subsequent years, restrictive covenants, rights of way, easements, mineral and mining rights not owned by Grantors, if any, reservations of record that apply to the hereinabove described real property, unrecorded easements, encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the above described real estate, or that may be shown on any recorded map or plat of the above described real estate.

**TO HAVE AND TO HOLD**, all and singular, the above described real estate, together with the appurtenances, to the Grantee, her successors and assigns forever.

**IN WITNESS WHEREOF**, the undersigned Grantors have executed this instrument and set their hands and seal hereunto, all on this 10 day of August, 2009.

GRANTOR:

Janice K. DePiano

Shelby County, AL 08/12/2009

State of Alabama

Deed Tax : \$30.00



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GRANTOR:

*Michael R. King*  
Michael R. King

STATE OF ALABAMA        }  
                                  }  
COUNTY OF SHELBY        }

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Janice K. DePiano**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being fully informed of the contents of the above and foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>TH</sup> day of August, 2009.

NOTORIAL SEAL

*John G. Callcott*  
NOTARY PUBLIC  
My Commission Expires: 11-17-2011

STATE OF ALABAMA        }  
                                  }  
COUNTY OF SHELBY        }

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Michael R. King**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being fully informed of the contents of the above and foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>TH</sup> day of August, 2009.

NOTORIAL SEAL

*John G. Callcott*  
NOTARY PUBLIC  
My Commission Expires: 11-17-2011