

20091104000412160 1/1 \$13.00  
Shelby Cnty Judge of Probate, AL  
11/04/2009 11:54:34 AM FILED/CERT

## WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Barbara A. Bjorklund  
149 Winterhaven Drive  
Alabaster, AL 35007

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred one thousand five hundred and no/100 (\$101,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Margie M. Lanctot Akins f/k/a Margie M. Lanctot, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Barbara A. Bjorklund** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 4, Block 5, according to the Survey of Bermuda Hills, Second Sector, First Addition, as recorded in Map Book 7, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Margie M. Lanctot and Margie M. Lanctot Akins are one and the same person.

\$99,653.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 30<sup>th</sup> day of October, 2009.

Shelby County, AL 11/04/2009

State of Alabama

Deed Tax : \$2.00

*Margie M. Lanctot Akins*  
Margie M. Lanctot Akins f/k/a Margie M. Lanctot

### STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Margie M. Lanctot Akins f/k/a Margie M. Lanctot, a married woman** 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30<sup>th</sup> day of October, 2009.

*Kelly B. Furgerson*  
Notary Public  
My Commission Expires: 10-27-2010

KELLY B. FURGERSON  
Notary Public - Alabama State At Large  
My Commission Expires 10 / 27 / 2010