

Deed Tax : \$4.50

**WARRANTY DEED**



20091118000428770 1/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
11/18/2009 10:10:42 AM FILED/CERT

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$235,000.00** to the undersigned Grantor(s), **Richard R. Perry, unmarried, and Melanie F. Perry, unmarried**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Brian W. Floyd** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 63, according to the Survey of Meadowbrook 17<sup>th</sup> Sector, as recorded in Map Book 9, Page 158 A & B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.**

**Address of Property:** **3020 Brookhill Drive**  
**Birmingham, Alabama 35242-3700**

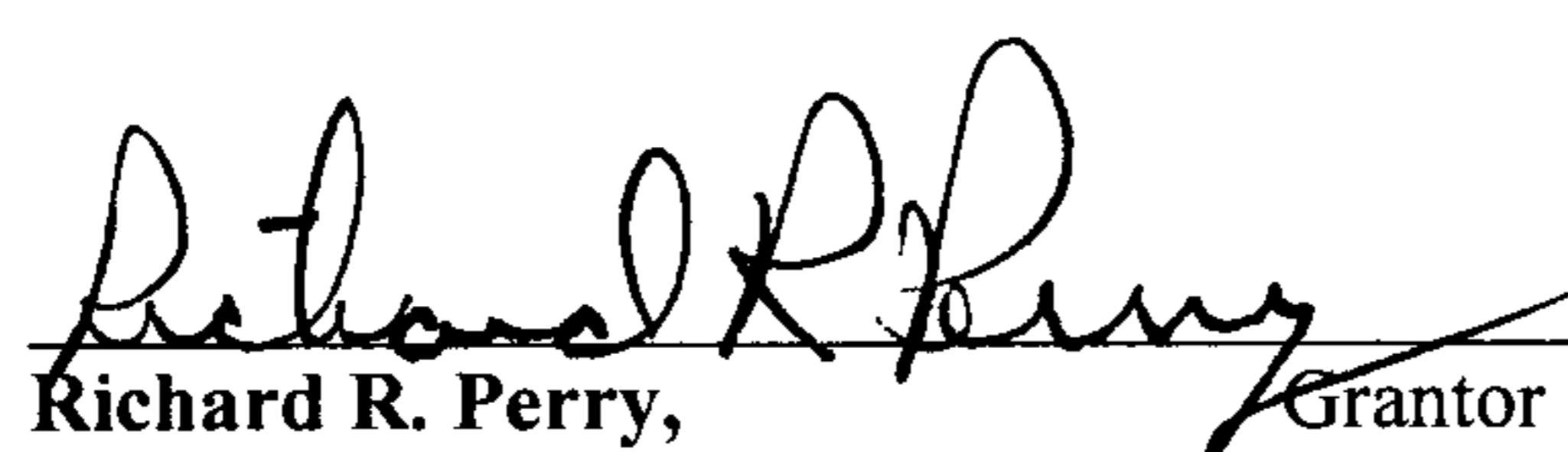
Subject to taxes for the year 2010 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

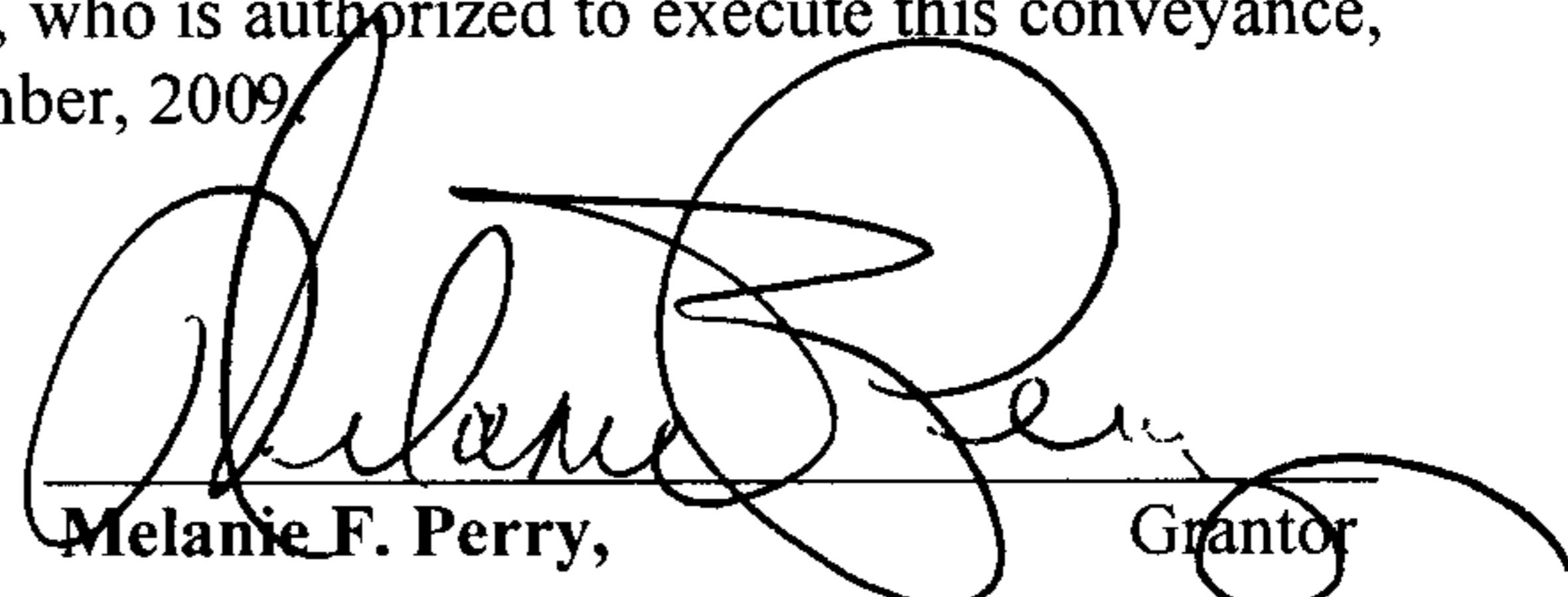
**\$230,743.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 4th day of November, 2009.

By:

  
**Richard R. Perry,**  
Grantor

  
**Melanie F. Perry,**  
Grantor

*NOTARY ACKNOWLEDGEMENT TO FOLLOW*

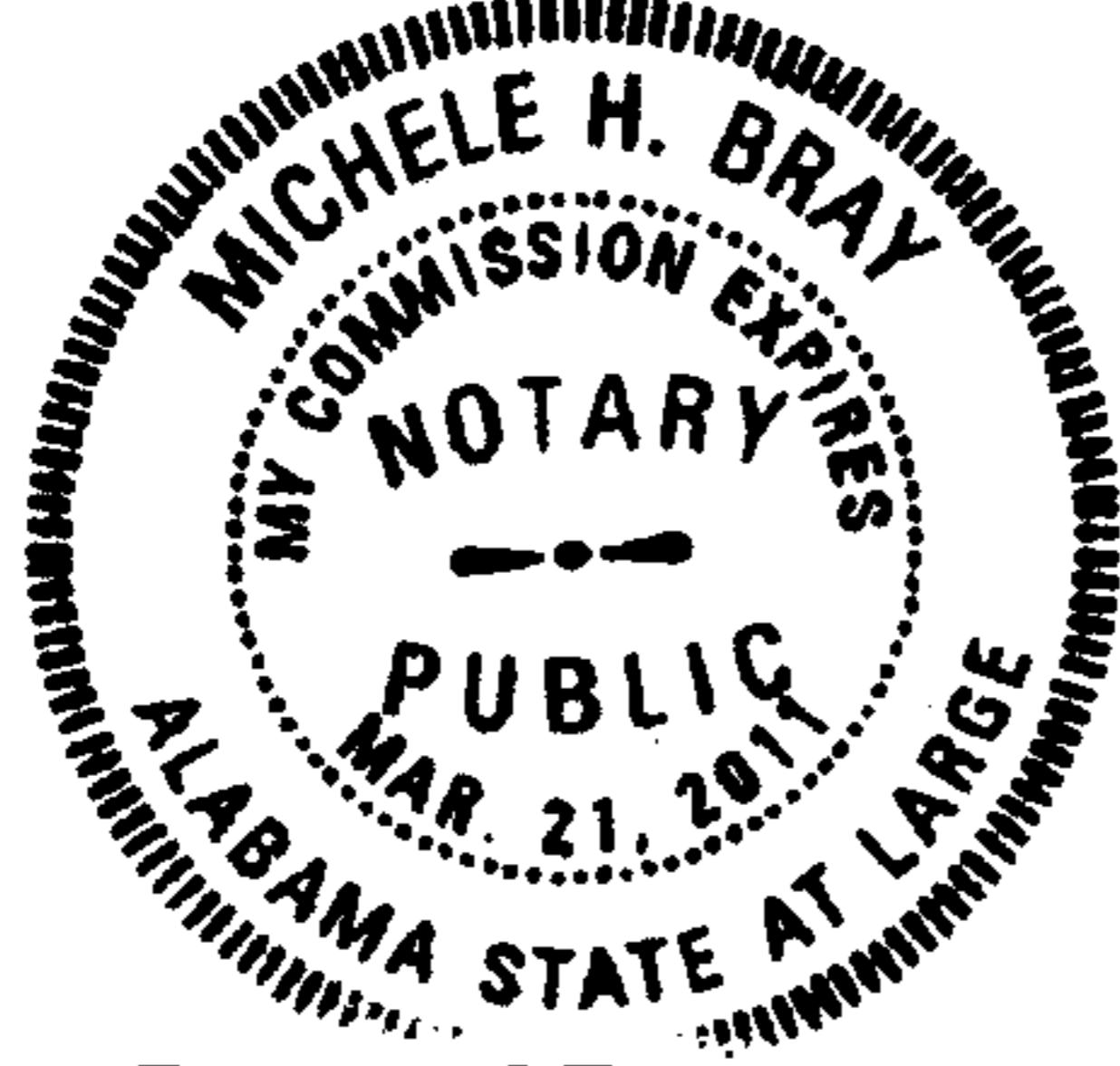
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Richard R. Perry and Melanie F. Perry**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of November, 2009.



Michele H. Bray

Notary Public  
Commission Expires: \_\_\_\_\_

**This Instrument Prepared By:**  
Kevin Hays, Attorney at Law  
300 Vestavia Parkway, Ste 3450  
Birmingham, AL 35216  
205-978-4650

**Send Tax Notices To:**  
Brian W. Floyd  
3020 Brookhill Drive  
Birmingham, Alabama 35242