


This Instrument Was Prepared By:
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Pelham, Al 35124


20091203000444460 1/2 \$31.00
Shelby Cnty Judge of Probate, AL
12/03/2009 10:58:46 AM FILED/CERT

\$167,000.00

Shelby County, AL 12/03/2009

State of Alabama

Deed Tax : \$17.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Andrew C. Young, a single man, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto John T. Mueller, Jr., the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 15, Block 4, according to the Survey of Meadowlark as recorded in Map Book 7, Page 98, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$150,000.00 of the purchase price was paid from a purchase money first mortgage recorded herewith.

Grantee's address: 1313 Bunting Drive
Alabaster, Alabama 35007

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

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assigns forever, against The lawful claims of all persons. I N

WITNESS WHEREOF, I has hereunto set my hand and seal on this the

30 day of November, 2009.

Andrew C. Young by E. Phil Young as
 Andrew C. Young, by E. Phil Attorney-in-fact
 Young, as attorney-in-fact

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Andrew C. Young, a single man, 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 official seal this the 30 day of November, 2009.

 Notary Public

My Commission Expires:

8.29.10

