



2010010800008010 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/08/2010 12:37:17 PM FILED/CERT

After recording return to:
William H. Halbrooks
#1 Independence Plaza, Suite 704
Birmingham, AL 35209

FRS File No.: 628217

Customer File No.: SF090704

WARRANTY DEED

THE STATE OF ALABAMA }
COUNTY OF JEFFERSON }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Fifty-four Thousand, Nine hundred (\$154,900.00) and no/100 DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Kathleen C. Haeker and John D. Haeker, wife and husband, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

of Melanie P. Ervin

(herein referred to as GRANTEE), her heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 53, according to the Survey of Silver Creek Section I, as recorded in Map Book 26, page 144, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 713 Barkley Circle, Alabaster, AL 35007, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, her heirs and assigns, forever.

\$ 152,093.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\$ 4,647.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

same to the said GRANTEE, her heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, her heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 27th day of August, 2009.

Kathleen C. Haeker (Seal)
Kathleen C. Haeker

[Signature] (Seal)
John D. Haeker

THE STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kathleen C. Haeker married to John D. Haeker (fill in marital status) 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 27th day of August, 2009.

Deana Stegall Dalton (Seal)
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 11, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires

THE STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John D. Haeker married to Kathleen C. Haeker (fill in marital status) 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.

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Deana Stegall Dalton (Seal)
Notary Public
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My Commission Expires

This document prepared by: Jason Benzinger, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344



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