

THIS INSTRUMENT WAS PREPARED BY:  
Associated Attorney Title & Closing Company, P.C.  
290 Highland Avenue, Cheshire, CT 06410  
File No. 701239

SEND TAX NOTICE TO:  
James Aaron  
1221 Southwind Drive  
Helena, AL 35080



20100223000054190 1/1 \$176.00  
Shelby Cnty Judge of Probate, AL  
02/23/2010 01:56:01 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW BY ALL THESE PRESENTS,

That in consideration of One Hundred Sixty-Five Thousand and No/100-----  
Dollars (\$ 165,000.00) to the undersigned Grantor or Grantors in hand paid by  
the GRANTEE herein, the receipt whereof is acknowledged, I or we, SANDRA PREWITT HINES nka  
SANDRA PREWITT GIBSON, a married person, [herein referred to as GRANTOR(S)] do grant, bargain, sell  
and convey unto RAC Closing Services, LLC

(herein referred to as GRANTEE) the following described real estate situated in SHELBY County,  
ALABAMA, to-wit:

Lot 41, according to the Survey of Dearing Downs, First Addition, as recorded in Map Book 6, page 141, in the  
Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:** All easements, restrictions, reservations and rights of way appearing of record which affect the  
subject property.

\$ 165,000.00 of the total consideration recited above was paid from the proceeds of a mortgage loan  
closed simultaneously herewith.  
Sandra P. Gibson is one and the same person as Sandra Prewitt Hines, grantee in that  
certain deed recorded in Instrument No. 2000-09825 dated March 24, 2000.  
TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE,  
his, her or their heirs and assigns, that I/we are lawfully seized in fee simple of said premises; that it is free from  
all encumbrances, unless otherwise noted above; that I/We have a good right to sell and convey the same as  
aforesaid; that I/We will and my/our 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 our hands and seals this 20th  
day of February, 2009.

WITNESS:

Darrell L. Peak  
WITNESS 1 DARRELL L. PEAK  
GIBSON

Sandra Prewitt Hines (SEAL)  
SANDRA PREWITT HINES nka SANDRA PREWITT

Patricia A. Upton  
WITNESS PATRICIA A. UPTON

STATE OF South Carolina  
COUNTY OF Richland

Shelby County, AL 02/23/2010  
State of Alabama  
Deed Tax : \$165.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SANDRA  
PREWITT HINES nka SANDRA PREWITT GIBSON, whose name(s) is/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, he/she/they executed the same voluntarily on the same day the same bears date.

Given under my hand and official seal this 20th day of February, 2009.

My Commission Expires: Indefinite

Kenn M. McCall Jr.  
Notary Public  
(SEAL) Kenn M. McCall Jr.