

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

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

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

Kevin M. McSally Jr.
Notary Public
(SEAL)

Kevin M. McSally Jr.