

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124


SEND TAX NOTICE TO:
Adam Dean Couk

2228 Pup Run Dr.
Helena, Alabama 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)


20100405000101140 1/1 \$19.00
Shelby Cnty Judge of Probate, AL
04/05/2010 02:02:40 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ninety Four Thousand dollars and Zero cents (\$94,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **James P. Binnings, an unmarried man**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Adam Dean Couk** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

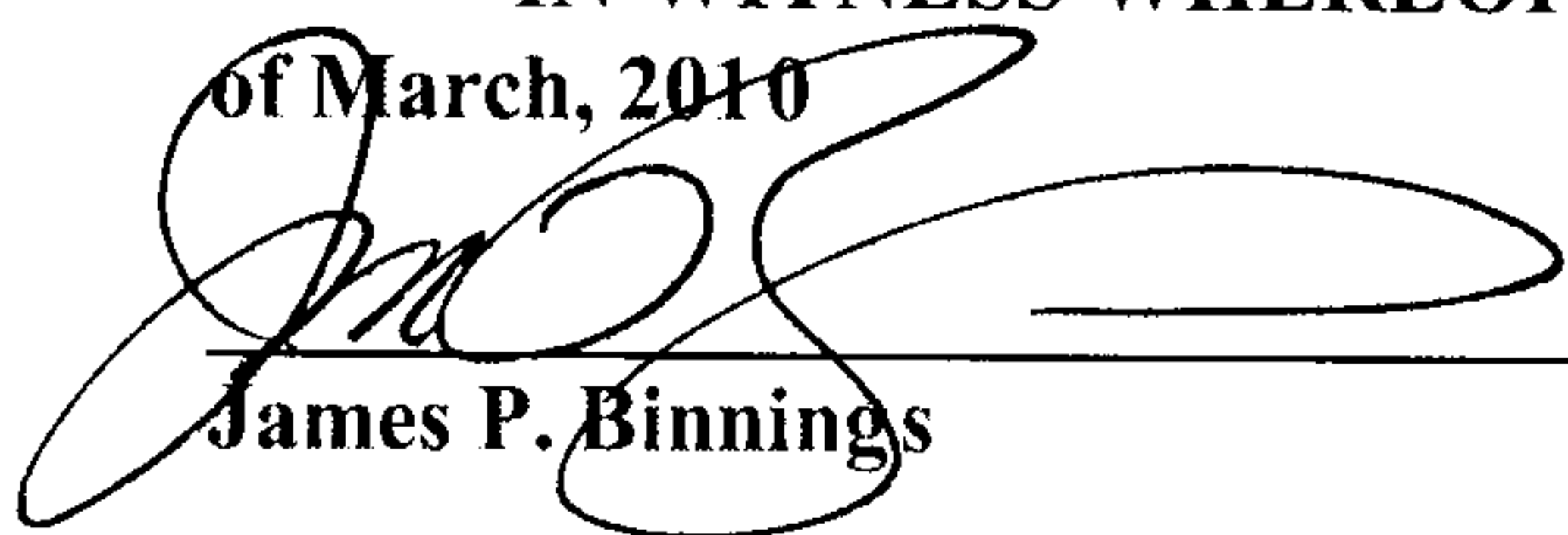
Lot 12, Bock D, according to the amended Map of Fox Haven, First Sector, recorded in Map Book 7, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$86,487.00 of the consideration recited herein is from the proceeds of a purchase money mortgage .

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

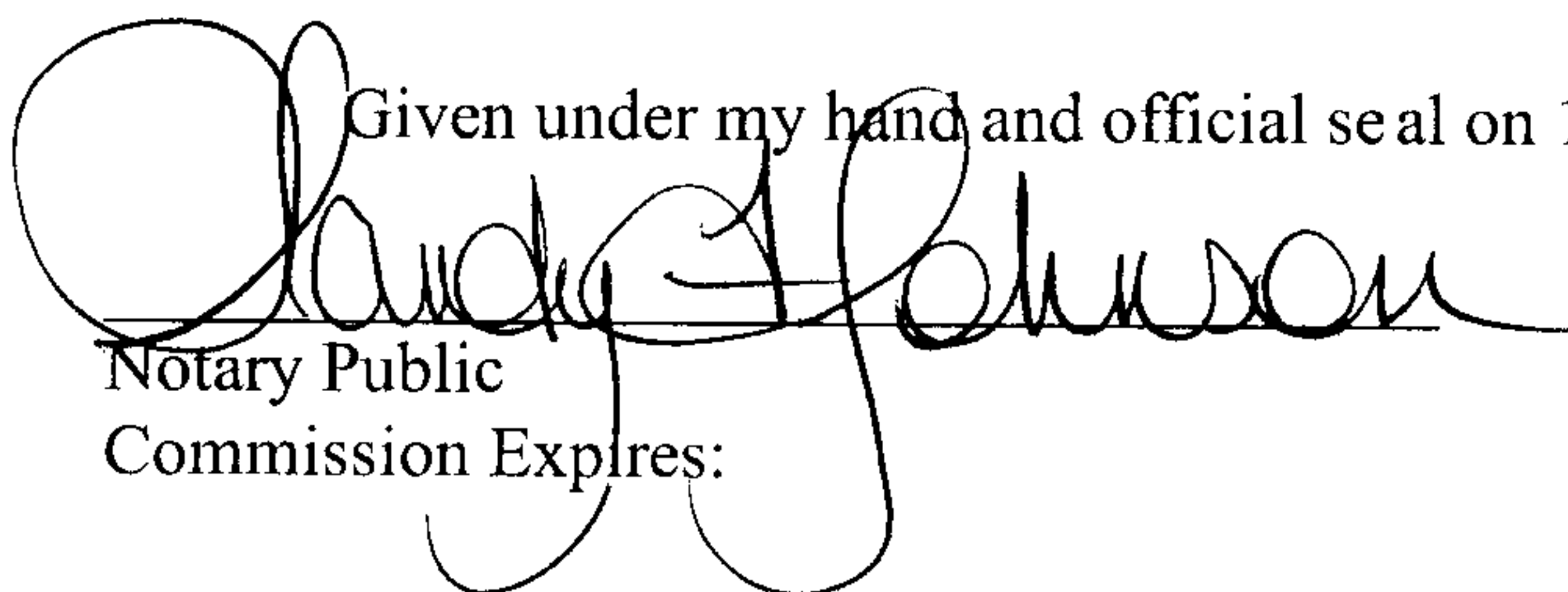
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **19th day of March, 2010**


James P. Binnings

Shelby County, AL 04/05/2010
State of Alabama
Deed Tax : \$8.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James P. Binnings** whose name(s) is(are) signed to the foregoing conveyance, and who is(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 day the same bears date.

Given under my hand and official seal on **19th day of March, 2010**.

Notary Public
Commission Expires:

