



20100406000103460 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
04/06/2010 02:45:02 PM FILED/CERT

Send tax notice to:  
Brandon Hartley  
448 N Lake Road  
Hoover, AL 35242  
NTC1000077

STATE OF ALABAMA  
COUNTY OF SHELBY

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

Shelby County, AL 04/06/2010  
State of Alabama  
Deed Tax : \$4.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) in hand paid to the undersigned, **Charles N. Saunders and Deborah M. Saunders, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Brandon Hartley** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Final Plat of Subdivision, North Lake at Greystone, Phase 3, as recorded in Map Book 23, page 3, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$201,286.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

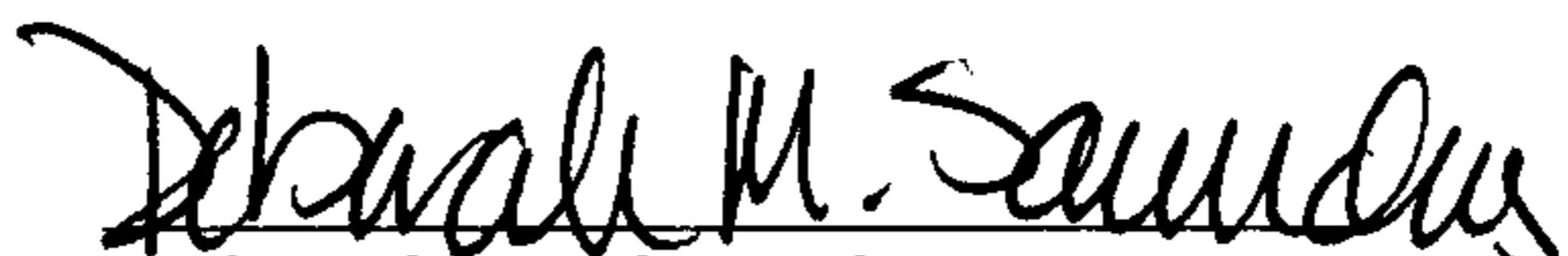
TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.



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IN WITNESS WHEREOF, Grantors have set their signatures and seals on this, the 31st day of March, 2010.

  
Charles N. Saunders

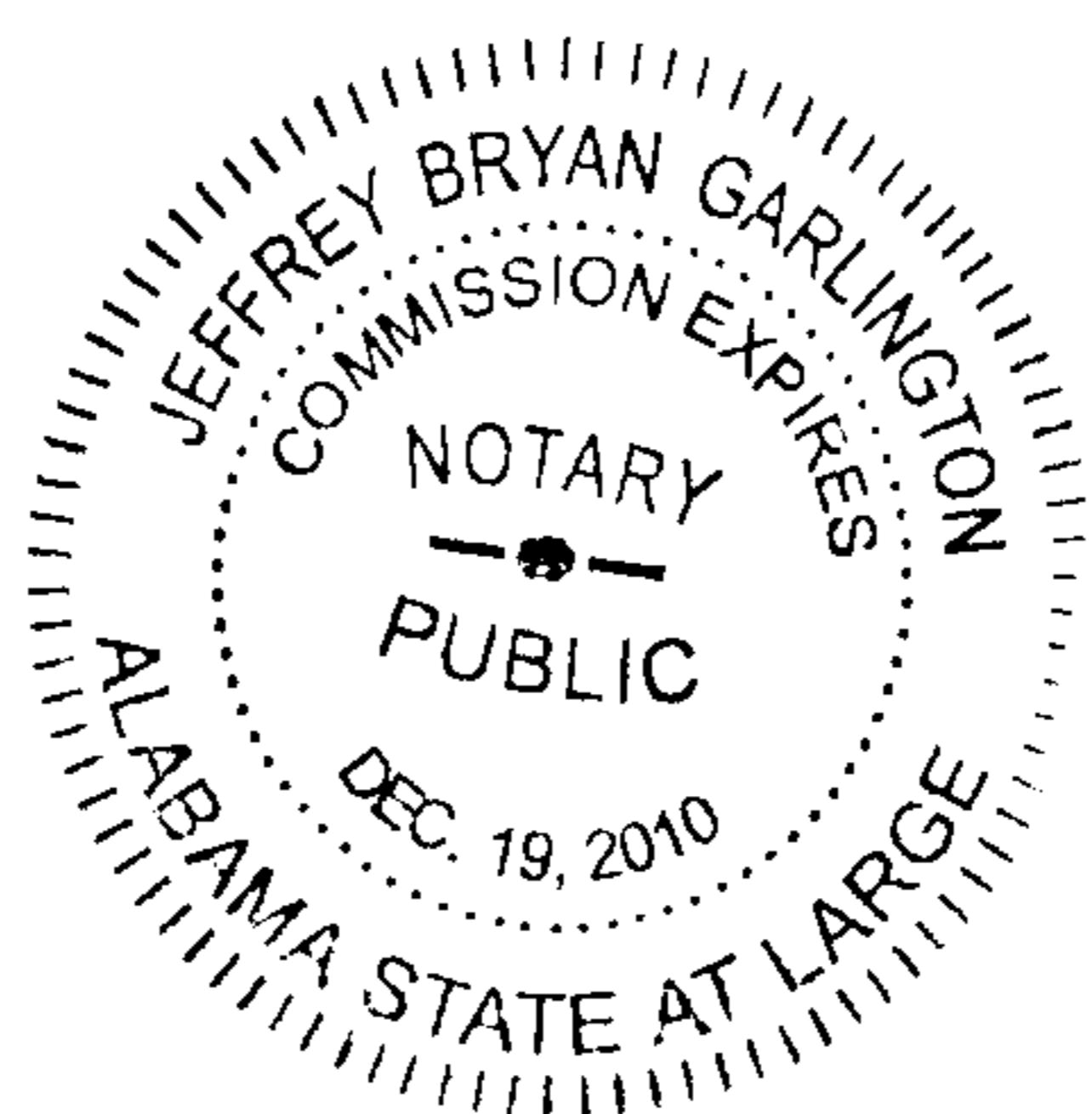
  
Deborah M. Saunders

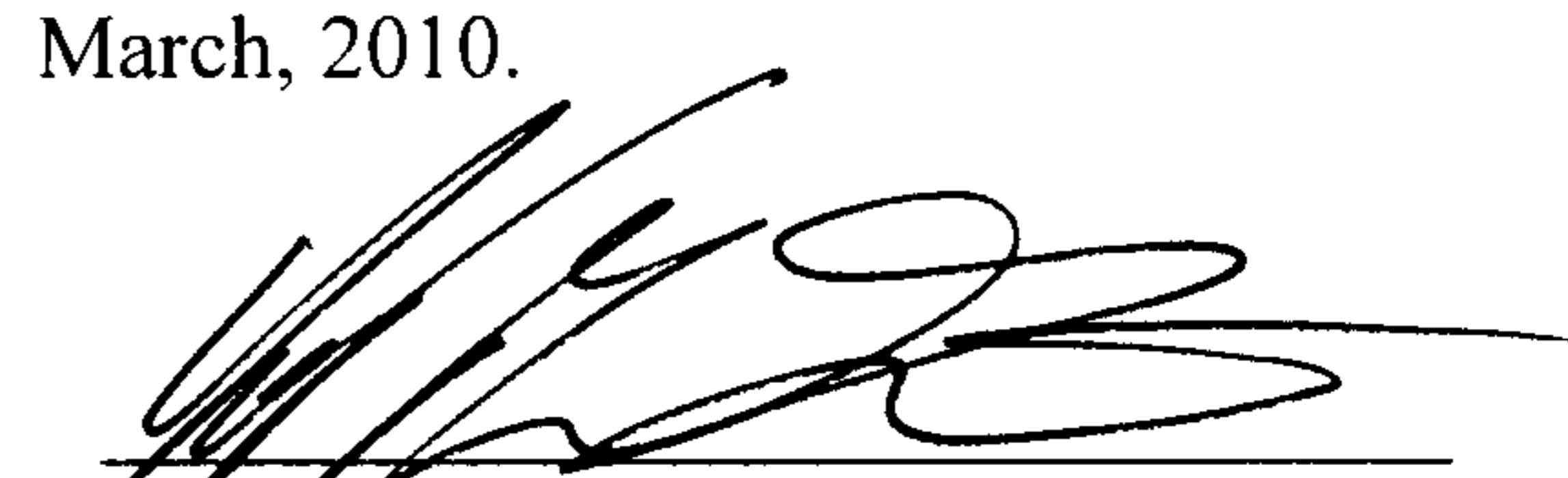
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles N. Saunders and Deborah M. Saunders, Husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 31st day of March, 2010.

(Notary Seal)



  
Notary Public  
Print Name:  
Commission Expires: