

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242


SEND TAX NOTICE TO:

CHRISTIE N. BAKER
101 HIDDEN CREEK PARKWAY
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20100506000141380 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
05/06/2010 10:47:09 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, DANIEL F. SUDD AND SANDRA K. SUDD, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto CHRISTIE N. BAKER (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 126, ACCORDING TO THE SURVEY OF PHASE ONE, HIDDEN CREEK III, AS RECORDED IN MAP BOOK 26, PAGE 13, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

****\$137,464 OF THE CONSIDERATION SET FORTH HEREIN WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith****

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.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/06/2010
State of Alabama
Deed Tax : \$3.00

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 22nd day of APRIL, 2010.

Daniel F. Sudd

DANIEL F. SUDD

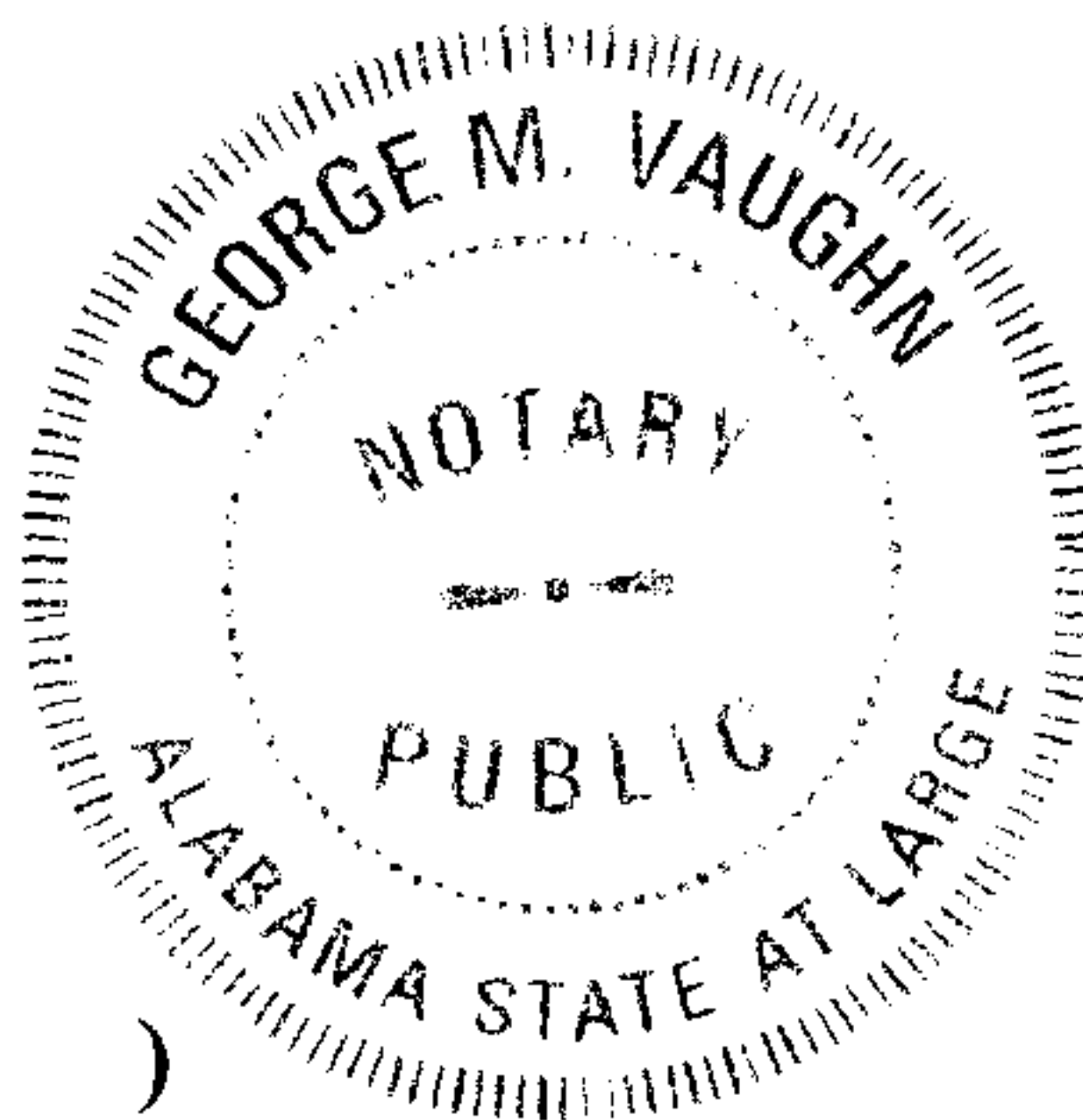
Sandra K. Sudd

SANDRA K. SUDD

STATE OF ALABAMA)
SHELBYCOUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DANIEL F. SUDD, 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.

Given under my hand and official seal this 22nd day of APRIL, 2010.



[Signature]

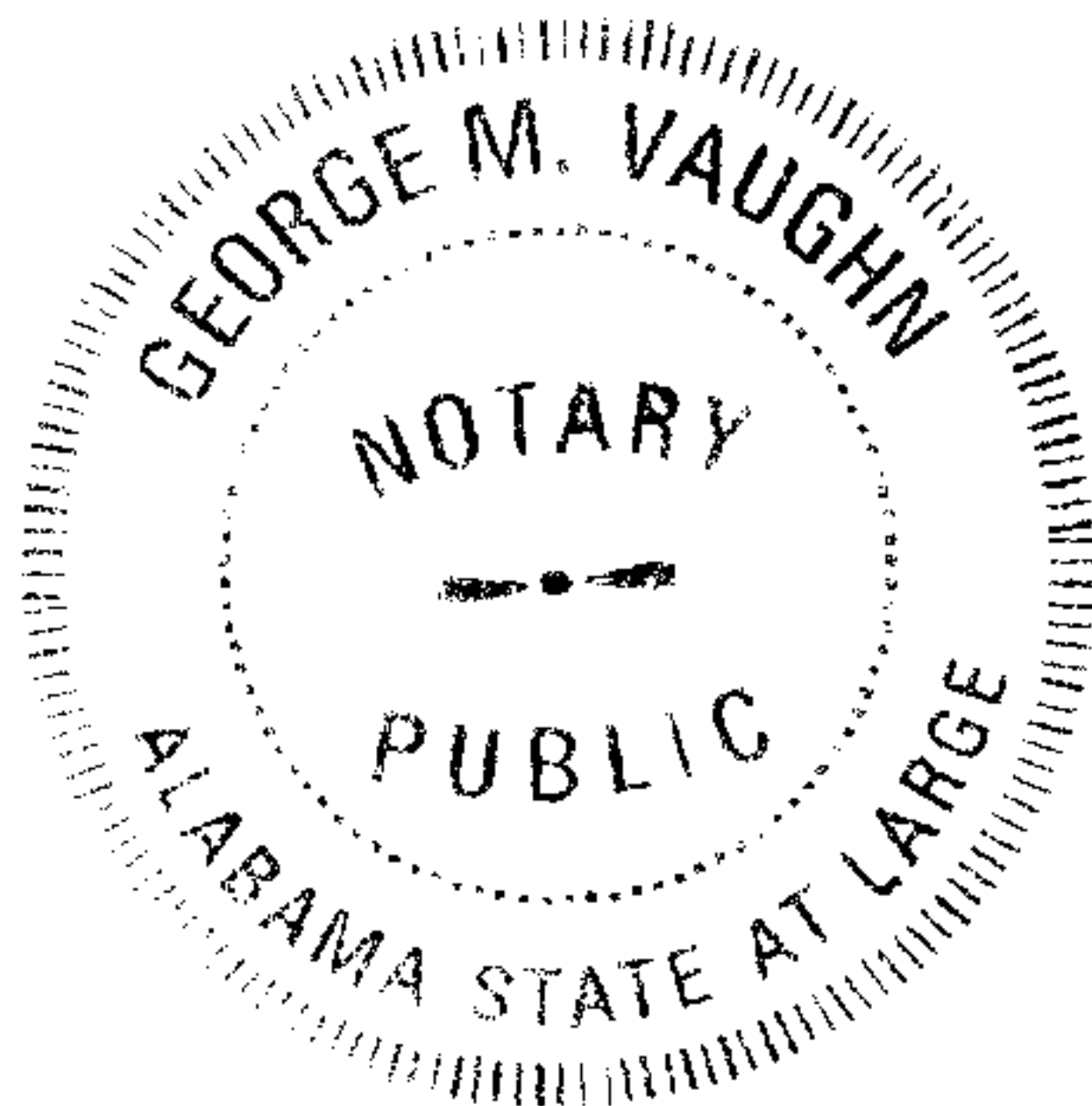
Notary Public

My Commission Expires: 9.29.2016

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SANDRA K. SUDD, 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 official seal this 22nd day of APRIL, 2010.



[Signature]

Notary Public

My Commission Expires: 9.29.2016

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