

After recording return to:
William H. Halbrooks
#1 Independence Plaza, Suite 704
Birmingham, AL 35209

FRS File No.: 635140

Customer File No.: 2009-06737

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thirty-five Thousand
(\$235,000.00 and no/100 _____) DOLLARS and other valuable considerations to
the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, Peter A. Johnson and Amber H. Johnson, husband and wife, (herein referred to as
GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
National Residential Nominee Services, a corporation
of

(herein referred to as GRANTEE), its heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 691, according to the Survey of Waterford Cove Sector 3, Phase 2, as recorded in Map Book 34, page
34, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of
record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 841 Waterford Cove Lane,
Calera, AL 35040, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and
appurtenances thereunto pertaining, unto the said GRANTEE, its heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that GRANTOR
is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all
encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

same to the said GRANTEE, its heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 7th day of December, 2009

Peter A. Johnson (Seal)
Peter A. Johnson

Amber H. Johnson (Seal)
Amber H. Johnson

THE STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Peter A. Johnson married to Amber H. Johnson (fill in marital status) 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, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 7th day of December, 2009.

Judy W. McClellan (Seal)
Notary Public

2/4/13
My Commission Expires

THE STATE OF Alabama }
COUNTY OF Shelby }

Deed Tax : \$235.00


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Amber H. Johnson married to Peter A. Johnson (fill in marital status) 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, its executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 7th day of December, 2009.

Judy W. McClellan (Seal)
Notary Public

2/4/13
My Commission Expires

This document prepared by: Terry Chandler, Title Specialist, 7500 N. Dallas Parkway, Suite 100, One Legacy Circle, Plano, TX 75024


20100507000145200 2/2 \$249.00
Shelby Cnty Judge of Probate, AL
05/07/2010 02:45:47 PM FILED/CERT