



20100511000148200 1/1 \$28.00
Shelby Cnty Judge of Probate, AL
05/11/2010 12:58:06 PM FILED/CERT

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider
2718 20th Street South, Suite 210
Birmingham, AL 35209
File Number: BRM-100400030S

Send Property Tax Bills To:

Warranty Deed

Shelby County, AL 05/11/2010
State of Alabama
Deed Tax : \$17.00

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS that
Terry Macaluso and Brenda Macaluso

for and in consideration of the sum of Two Hundred Ninety Two Thousand Five Hundred and 00/100 (\$292,500.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Chad Poulson and Jennifer Poulson

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, her heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 44, according to the Survey of Meadow Brook Cluster Homes, 2nd Sector as recorded in Map Book 22, Page 110, Shelby County, Alabama records.

**Property Address: 821 Meadow Ridge Lane, Birmingham, AL 35242
Parcel ID Number: 101010006036000**

The subject property is or is not the homestead of the grantor(s).

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto;

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in fee simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, their heirs and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in fee simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warranty and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 5th day of May, 2010

Terry Macaluso / Bu- Brenda Macaluso
AFF (Seal)
Terry Macaluso
Brenda Macaluso (Seal)
Brenda Macaluso

State of Alabama
County of Jefferson

I, the undersigned authority, Notary Public for said County do hereby certify that Terry Macaluso and Brenda Macaluso, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May, 2010.

Whitia N Gray
Notary Public
My Commission Expires: 10-22-2013