

Prepared by:  
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1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
Cristina Germany  
156 Sommersby Circle  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY-TWO THOUSAND AND NO/100 DOLLARS (\$122,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **MIKE D. FOX and TAMIA DION FOX aka TAMIA DION PHILPOT, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **CRISTINA GERMANY** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 40, according to the Survey of Sommersby Townhomes, as recorded in Map Book 20, page 112, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

**\$119,790.00 of consideration paid with mortgage recorded simultaneously**  
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and except for any Restrictions, Exceptions, Easements, Agreements and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 23rd day of April, 2010.

  
MIKE D. FOX

  
TAMIA DION FOX  
aka TAMIA DION PHILPOT

Shelby County, AL 05/11/2010

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

State of Alabama  
Deed Tax : \$2.50

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MIKE D. FOX and TAMIA DION FOX aka TAMIA DION PHILPOT**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of April, 2010.

  
NOTARY PUBLIC  
My commission expires:

MALCOLM S. MCLEOD  
Notary Public  
STATE OF ALABAMA

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 15, 2010  
BONDED THRU NOTARY PUBLIC UNDERWRITERS