



20100609000182870 1/2 \$274.00
Shelby Cnty Judge of Probate, AL
06/09/2010 02:10:17 PM FILED/CERT

This instrument prepared by:
John H. Henson
4647-E US Hwy 280
Birmingham, AL 35242

SEND TAX NOTICE TO:

James R. Meadors, Jr.
2032 Eagle Point Court
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FOUR HUNDRED TEN THOUSAND AND NO/100 (\$ 410,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Norman Kenneth Angell and Stephanie K. Angell, husband and wife**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey to

James R. Meadors, Jr. and Amber B. Meadors, as joint tenants with remainder to survivor (hereinafter grantee), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 1108, according to the Survey of Eagle Point 11th Sector, as recorded in Map Book 24, Page 124, in the Probate Office of Shelby County, Alabama.

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.

\$ 150,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said grantee, and grantee's successors and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's successors and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this the 22nd day of March, 2010.

Norm Kenneth Angell
Norman Kenneth Angell

Stephanie K. Angell
Stephanie K. Angell

STATE OF Alabama)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norman Kenneth Angell, husband of Stephanie K. Angell, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 22 day of March, 2010

Donald Donald Morgan
Notary Public

Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 14, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF Alabama)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie K. Angell, wife of Norman Kenneth Angell, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 22 day of March, 2010

Donald Donald Morgan
Notary Public

Commission Expires:

Shelby County, AL 06/09/2010

State of Alabama

Deed Tax : \$260.00

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 14, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS