

This instrument was prepared by: Send Tax Notices to:

Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, AL 35205

Michelle McCurdy-Lomax
1061 Savannah Lane
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$125,500.00) to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, EMILY M GELLNESS, AN UNMARRIED WOMAN (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto MICHELLE MCCURDY-LOMAX, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

Lot 14, according to the Survey of Amended Map Savannah Pointe, Sector IX, as recorded in Map Book 37, Page 51A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Advalorem taxes for the current tax year, 2010.
2. Easements, restrictions, reservations and conditions of record.

\$123,831.00 OF THE CONSIDERATION RECITED ABOVE WAS DERIVED FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to the said grantee, his, her, their or it's, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their

Shelby County, AL 07/06/2010

State of Alabama


Deed Tax : \$2.00



20100706000212790 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
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heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) have hereunto set my (our) hand(s) and seal(s) this 30th day of June, 2010.



Emily M Gellness (SEAL)

STATE OF ALABAMA)

JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emily M Gellnes, an unmarried woman, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2010.



Notary Public

My commission expires: 11-2-11


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