
20100729000241410 1/2 \$65.00
Shelby Cnty Judge of Probate, AL
07/29/2010 11:01:38 AM FILED/CERT

Send tax notice to:
Heidi G. Schoonover
181 Claimont Road
Sterrett, AL 35147
NTC1000206

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

Shelby County, AL 07/29/2010

State of Alabama

Deed Tax : \$50.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) in hand paid to the undersigned, **Jeffrey Bryan Lipham and Leanne S. Lipham, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Heidi G. Schoonover** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 160, according to the Survey of Forest Parks - 1st Sector, as recorded in Map Book 22, Page 28 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$200,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

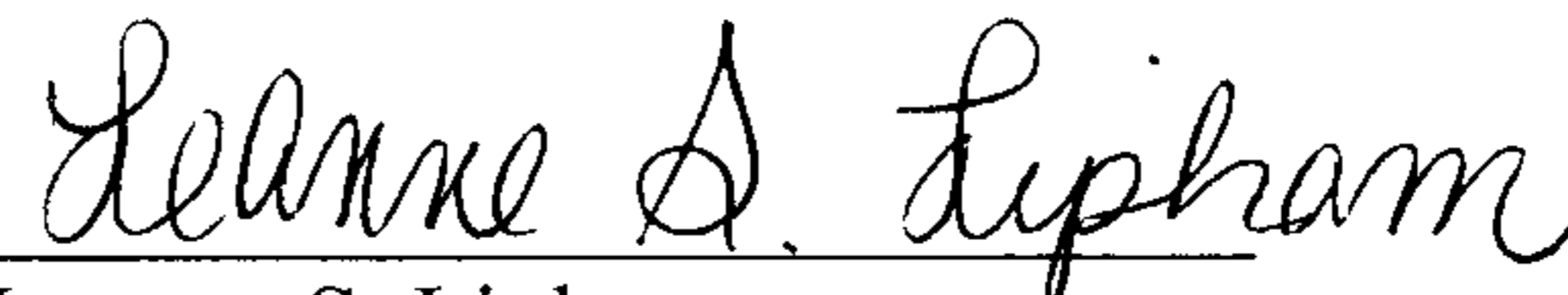
TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.



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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 20th day of July, 2010.


Jeffrey Bryan Lipham

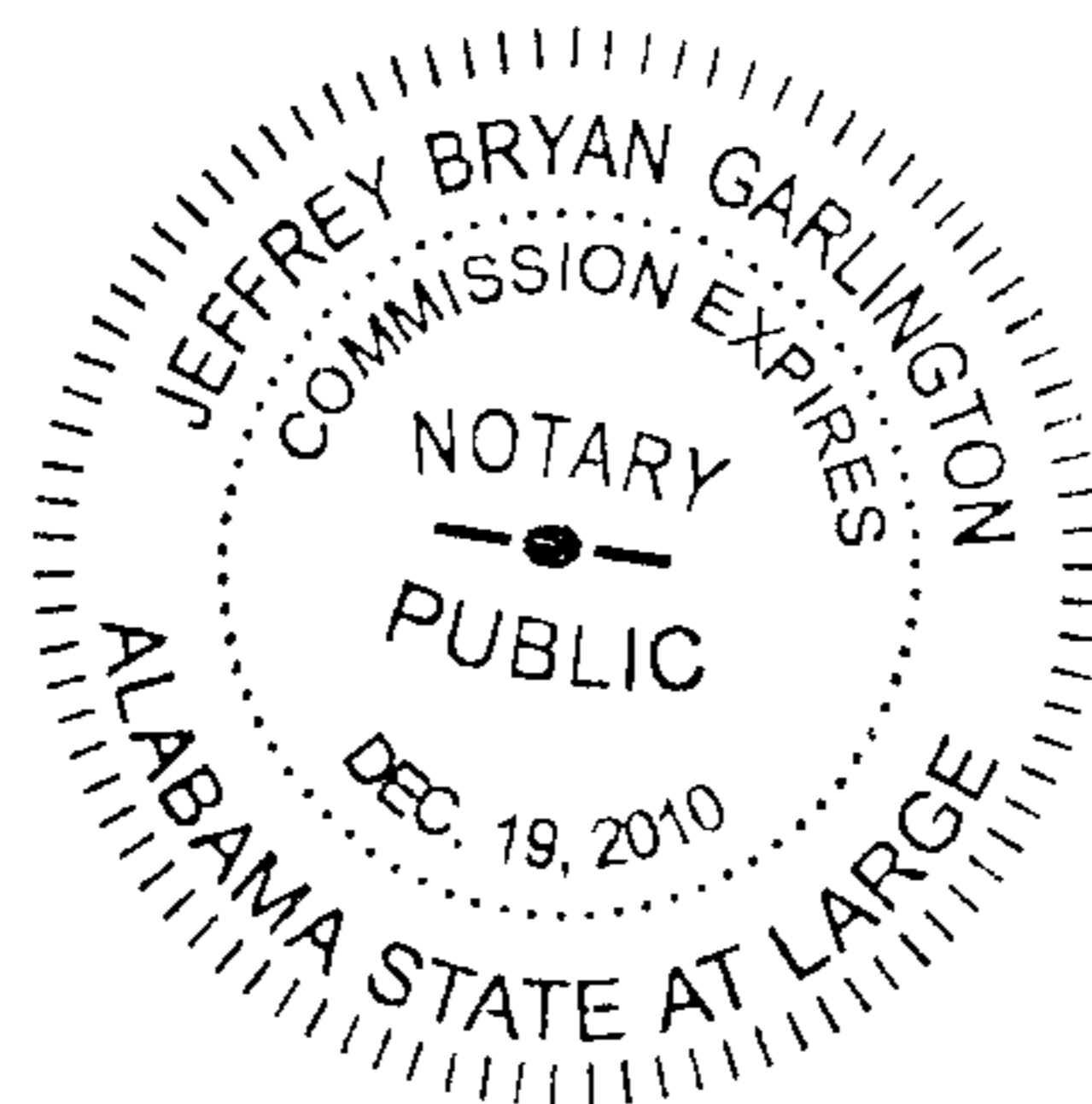

Leanne S. Lipham


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey Bryan Lipham and Leanne S. Lipham, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 20th day of July, 2010.

(Notary Seal)





Notary Public
Print Name:
Commission Expires: