

STATE OF ALABAMA }  
COUNTY OF SHELBY }

Deed Value : 156,698.09  
Mtg : 156,698.09

**GENERAL WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that JAMES C. FULLER and KIMBERLY D. SULLIVAN nka KIMBERLY D. FULLER, husband and wife, hereinafter referred to as Grantors, for and in consideration of the sum of TEN and 00/100THS DOLLARS (\$10.00), receipt of which is hereby acknowledged, and other good and valuable consideration, cash in hand paid to the Grantors by JAMES C. FULLER and KIMBERLY D. FULLER, hereinafter referred to as the Grantees, do hereby grant, bargain, sell, warrant and convey unto the said Grantees an equal undivided interest jointly and as joint tenants in common with rights of survivorship, and to their survivors, and to the heirs and assigns of such survivors, all of their right, title and interest in and to all that certain real property lying and being situated in the County of Shelby, State of Alabama, particularly described as follows:

**Lot 12, according to Survey of Shoal Creek Highlands, First Sector, as recorded in Map Book 13, Page 39 in the Probate Office of Shelby County, Alabama.**

To have and to hold, the same together with all and singular the rights, members, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees, and upon the death of either of them, then to the survivor of them, the heirs and assigns of such survivor forever.

The Grantors hereby covenants with the Grantees, except as otherwise provided, that they are seized of an indefeasible estate in fee simple in and to said property and that said real property is free from and clear of all liens and encumbrances and they do



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hereby warrant and will forever defend the title to said real property unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Provided, however, that this conveyance is made subject to and the following are hereby excepted from the covenants and warranties in this instrument contained:

1. Ad valorem taxes.
2. Easements, rights of way, reservations, assessments and restrictive covenants of record, in the Probate Court of Shelby County, Alabama.
3. The property conveyed hereby is conveyed to Grantees in its "as is" condition. Grantors has made no representation or warranty of any kind or character, expressed or implied, as to the merchantability, suitability for any particular purpose, habitability, or condition of the property conveyed hereby. By accepting this deed, Grantees acknowledge that Grantees have inspected and examined the property conveyed hereby and are not relying on any representation or warranty, expressed or implied, by the Grantors as to any of the foregoing.
4. The Grantors also excepts from the warranties and covenants herein contained any fence or other encroachment which might exist upon the property hereby conveyed.
5. The usage of the masculine, feminine or neuter pronouns herein are intended to apply interchangeably. Likewise, singular numbers shall include the plural, and plural numbers shall include the singular wherever appropriate. Also, plural verbs are intended to be singular and singular verbs are intended to be plural wherever appropriate. Further, reference to the words "Grantor" or "Grantee", singular or plural, are also intended to include the heirs, successors and assigns thereof.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on this 21 day of September, 2010.

James C. Fuller  
JAMES C. FULLER, Grantor

Kimberly D. Sullivan nka Kimberly D. Fuller  
KIMBERLY D. SULLIVAN  
nka KIMBERLY D. FULLER, Grantor



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I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that JAMES C. FULLER and KIMBERLY D. SULLIVAN nka KIMBERLY D. FULLER, whose names are signed to the foregoing conveyance and who were made 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 the 21 day of September 2010.

Julie Cossier  
NOTARY PUBLIC

My Commission Expires:

JAN 19<sup>th</sup> 2014

Grantee's address:

415 Tecumseh St.

Montevallo, AL 35115

Quantity of Land Conveyed:

THIS INSTRUMENT WAS PREPARED BY WILLIAM B. JACKSON, II, ESQ., STOKES & CLINTON, PC 1000 DOWNTOWNER BLVD., POST OFFICE BOX 991801, MOBILE, ALABAMA 36691, (251) 460-2400 THE DEED HAS BEEN PREPARED SOLELY ON THE INFORMATION FURNISHED BY STREAMLINE TITLE SERVICES OF ALABAMA, LLC., AND NO TITLE SEARCHES AND/OR INDEPENDENT CONFIRMATION OF SUCH INFORMATION HAS BEEN PERFORMED BY SAID ATTORNEY.

