



20101124000394730 1/2 \$16.50  
Shelby Cnty Judge of Probate, AL  
11/24/2010 11:09:23 AM FILED/CERT

This instrument prepared by  
David A. Bedgood  
Bedgood Law Firm, LLC  
160 Yeager Parkway Suite 105  
Pelham, Alabama 35124

Send Tax notice to:  
Cheryl A. Moore  
Adam Bidner  
181 Canyon Trail  
Pelham, Alabama 35124

THE STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One thousand five hundred and No/100 DOLLARS, the assumption of that certain mortgage recorded in Instrument number 20100823000269910 and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I, Cheryl Moore aka Cheryl A. Moore, a single woman, (herein referred to as GRANTOR, does hereby GRANT, BARGAIN, SELL AND CONVEY unto Cheryl A. Moore and Adam Bidner, (herein referred to as GRANTEE(S), their heirs, successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

Lot 51, according to the Survey of Parkview Townhomes, Plat No. 1A, as recorded in Map Book 35, page 30, in the Probate Office of Shelby County, Alabama.

Subject to covenants, restrictions and liens of record. Further subject to that certain mortgage recorded in instrument number 20100823000269910.

**The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs, successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs, successors and assigns, that they (are) lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEE(S), their heirs, successors and assigns forever, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 25 day of Aug 2010.

WITNESS:  
[Signature]

[Signature] (L.S.)  
Cheryl Moore

THE STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said State and County, Cheryl Moore, whose name is signed to the foregoing and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of August 2010.

SEAL



[Signature]  
Notary Public  
My Commission Expires 8-27-11