



20110131000032100 1/1 \$230.50
Shelby Cnty Judge of Probate, AL
01/31/2011 11:47:27 AM FILED/CERT

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Janice Waters
3668 Crossings Crest
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)

:

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$217,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

Rebecca Ann Hawkins as Personal Representative of the Estate of Betty Lou Hawkins a/k/a Betty Patrick Hawkins, deceased, Probate Case No. PR-2009-000767.

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Janice Waters

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 148, according to the Survey of Phase Two Caldwell Crossings 2nd Sector, as recorded in Map Book 31, Page 31, in the Probate Office of Shelby County, Alabama.

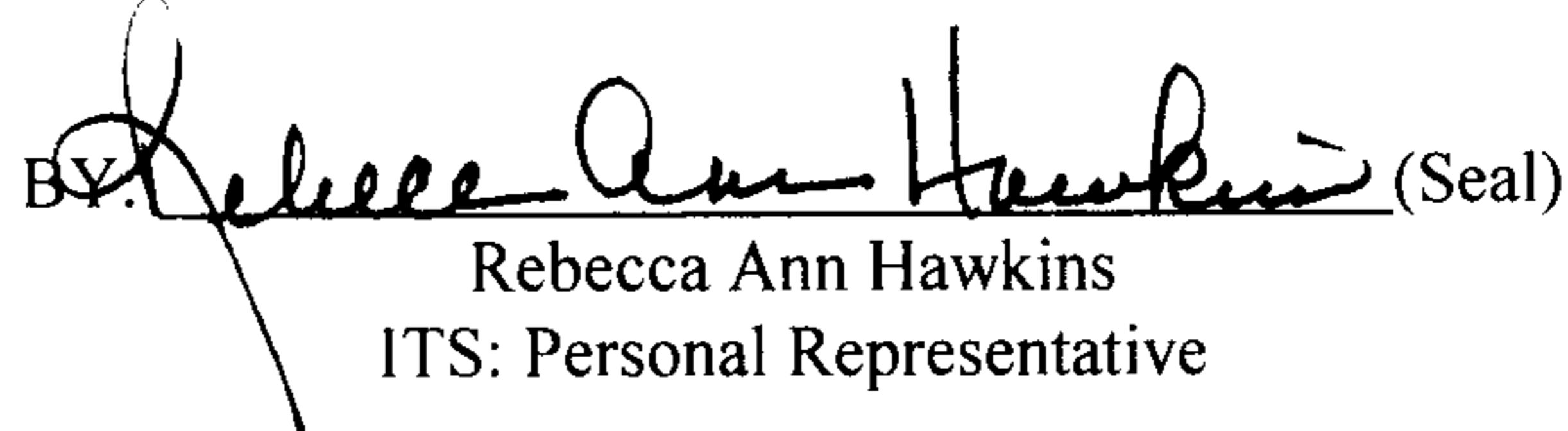
Subject to: (1) 2011 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 21st day of January, 2011.

ESTATE OF BETTY LOU HAWKINS

BY:  (Seal)
Rebecca Ann Hawkins
ITS: Personal Representative

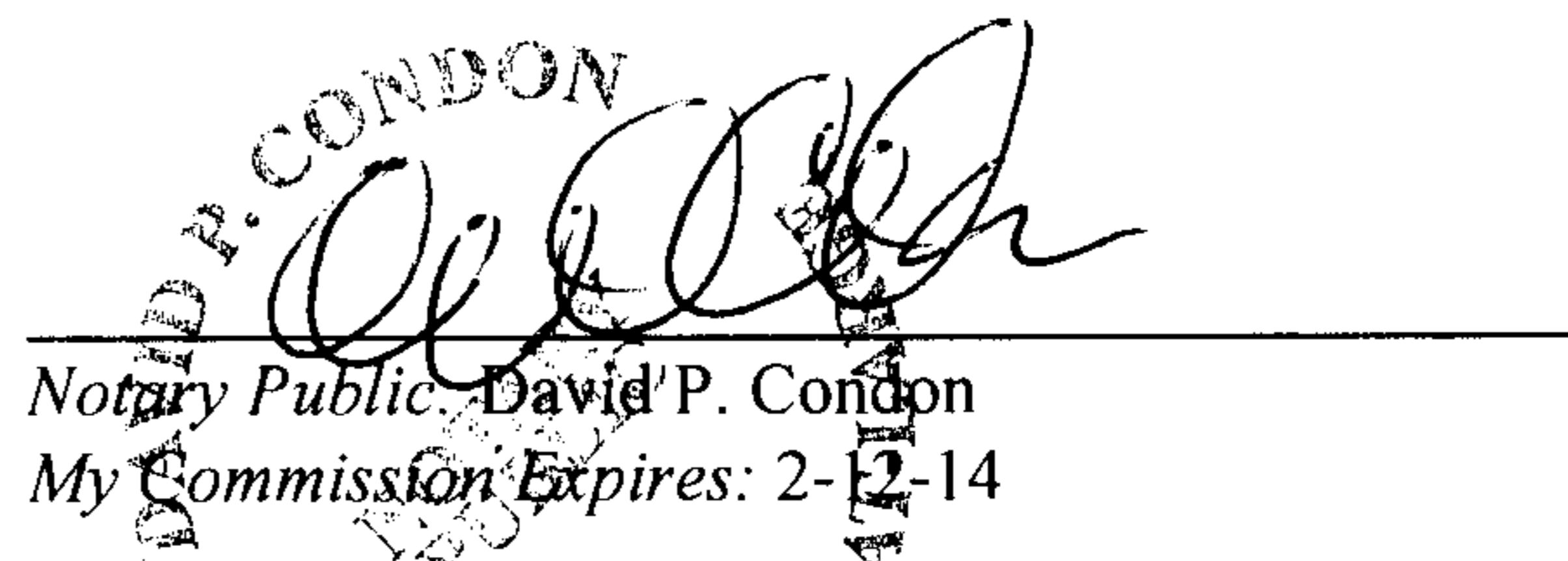
STATE OF ALABAMA)

:

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Rebecca Ann Hawkins as Personal Representative of Estate of Betty Lou Hawkins whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such Personal Representative, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of January, 2011.


Notary Public David P. Condon
My Commission Expires: 2-2-14
ALABAMA STATE

Shelby County, AL 01/31/2011
State of Alabama
Deed Tax:\$217.50