


This Instrument Was Prepared By:  
Holliman Law Firm  
2491 Pelham Pkwy, 205-663-0281  
Pelham, Al 35124

  
20110201000035570 1/2 \$15.50  
Shelby Cnty Judge of Probate, AL  
02/01/2011 02:11:23 PM FILED/CERT

\$155,000.00

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Pandora Patton Irwin and Rhondrae Patton, both single persons, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Donald B. Irwin, III, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 63 according to the Survey of Meadow Brook, 12th Sector as recorded in Map Book 9, Page 27, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$154,500.00 of the purchase price was paid from a purchase money first mortgage recorded herewith.

Grantee's address: 5359 Harvest Ridge Lane  
Birmingham, Alabama 35242

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

assigns forever, against The lawful claims of all persons. I N  
WITNESS WHEREOF, we have hereunto set our hands and seals on this  
the 19<sup>th</sup> day of January, 2011.

Pandora Patton Irwin  
Pandora Patton Irwin

Rhondrae Patton  
Rhondrae Patton

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county  
in said state, hereby certify that Pandora Patton Irwin and  
Rhondrae Patton, both single persons, 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 the 19<sup>th</sup> day of  
January, 2011.

[Signature]  
Notary Public

My Commission Expires:  
8-29-2014

JOHN R. HOLLIMAN  
NOTARY PUBLIC - ALABAMA  
My Commission Expires  
8-29-2014

