



20110302000069730 1/1 \$55.50  
 Shelby Cnty Judge of Probate, AL  
 03/02/2011 10:47:28 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:  
 Carolyn J. Eagar  
 3153 Woodbridge Drive  
 Birmingham, Alabama 35242

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Seventy-Three Thousand and 00/100 Dollars (\$173,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

**Jane S. Kosar**, an unmarried person

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

**Carolyn J. ~~Eagar~~ Eagar** 

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

**Lot 22, according to the Map or Survey of Meadow Brook,  
 4th Sector, recorded in Map Book 7, Page 67, in the Office of  
 the Judge of Probate of Shelby County, Alabama.**

**\$ 129,750.00** of the proceeds come from a mortgage recorded simultaneously herewith.

- 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, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

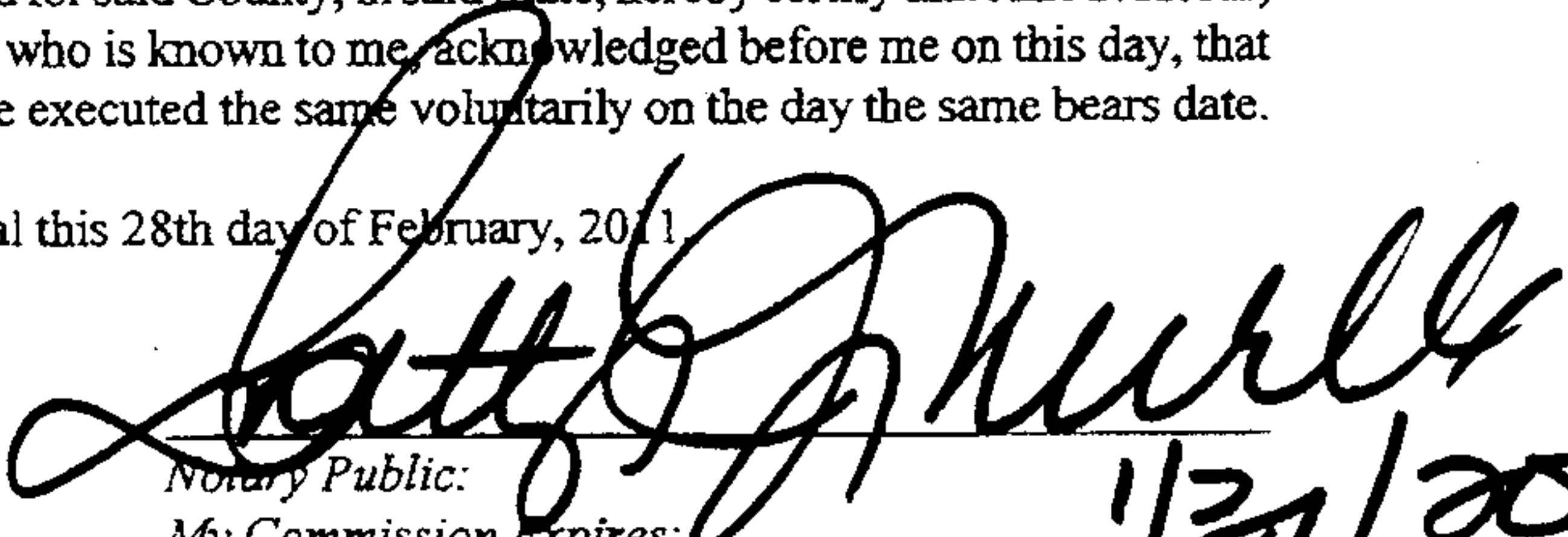
IN WITNESS WHEREOF, I have set my hand and seal, this 28th day of February, 2011.

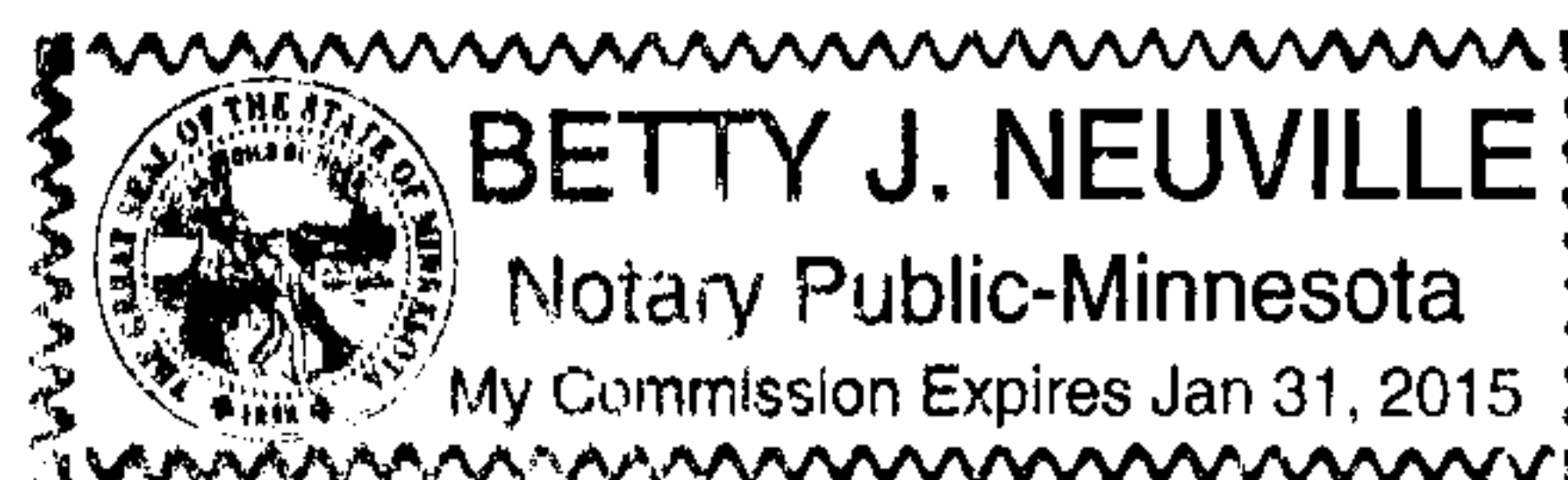
By:  (Seal)  
 Jane S. Kosar

*Minnesota*  
 STATE OF ~~ALABAMA~~ )  
*Hernepin*  
~~HERNEPIN~~ COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jane S. Kosar, 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2011.

  
 Notary Public:  
 My Commission Expires: *1/31/2015*



Shelby County, AL 03/02/2011  
 State of Alabama  
 Deed Tax: \$43.50