


20110303000071530 1/2 \$109.50
Shelby Cnty Judge of Probate, AL
03/03/2011 01:06:49 PM FILED/CERT

Send tax notice to:
Jennifer J. Gilbert
3313 Crossings Court
Birmingham, AL 35242
NTC1100041

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

Shelby County, AL 03/03/2011
State of Alabama
Deed Tax: \$94.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty One Thousand and 00/100 Dollars (\$231,000.00) in hand paid to the undersigned, **Brian Mauter and Janie Mauter, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Jennifer J. Gilbert** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 166, 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:

ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

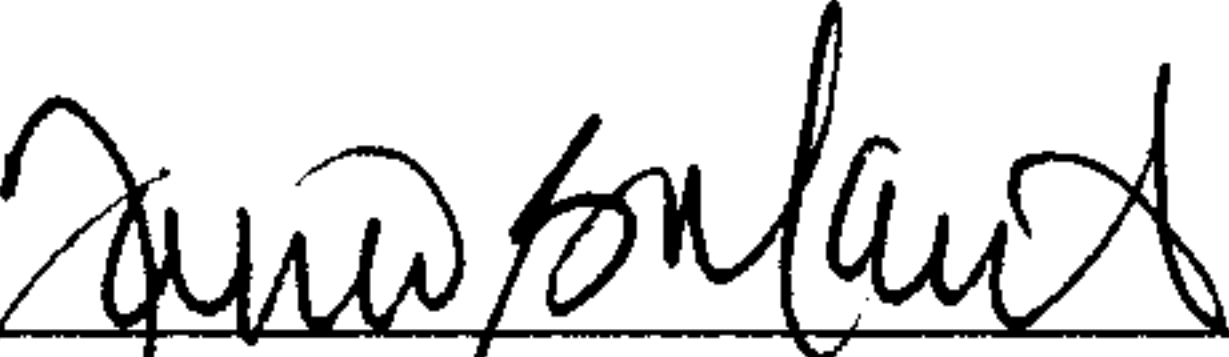
\$136,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the
28th day of February, 2011.

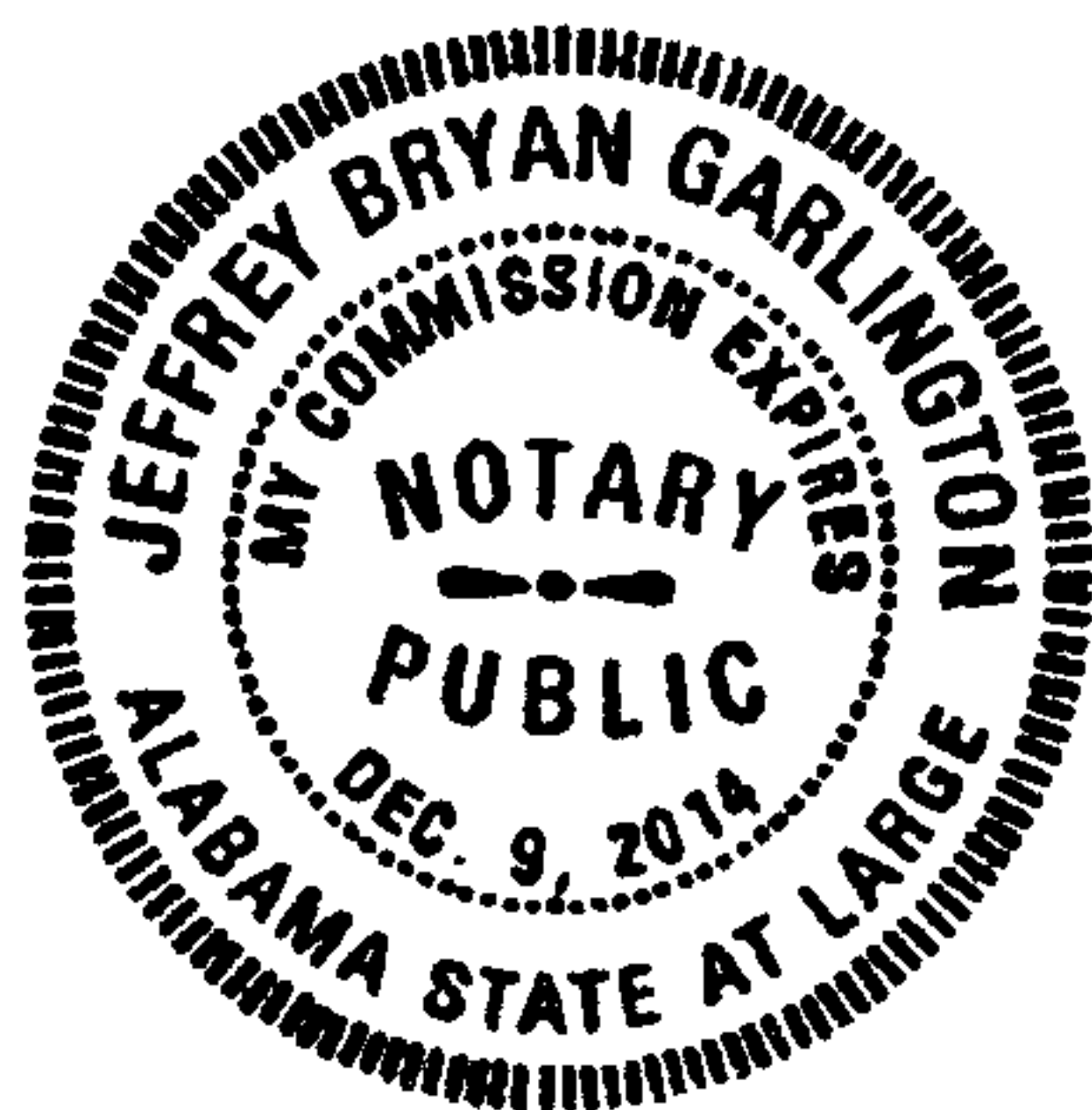

Brian Mauter

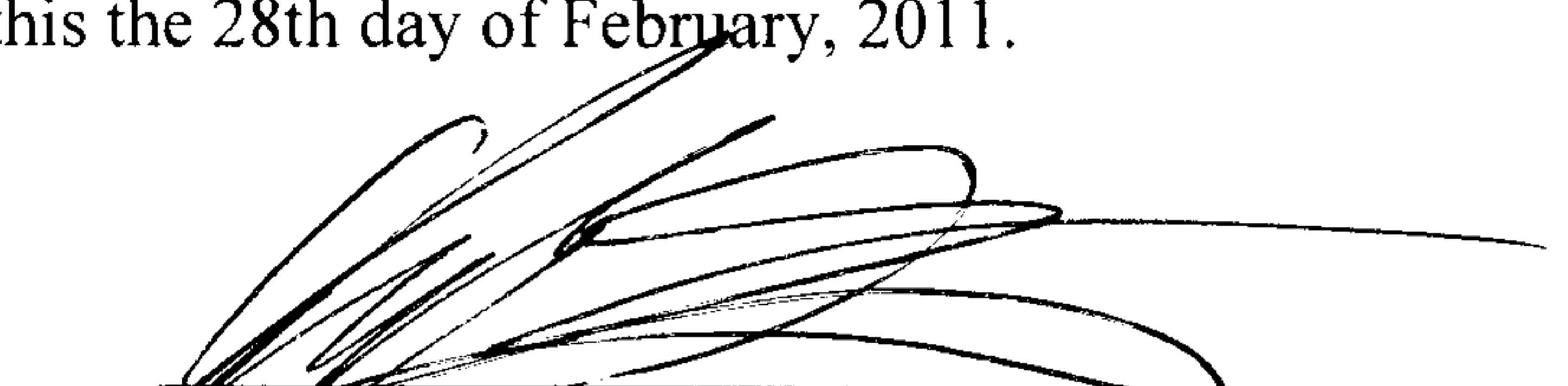

Janie Mauter

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Brian Mauter and Janie Mauter, Husband and Wife, whose names are signed
to the foregoing instrument, and who are known to me, acknowledged before me on this
day, that, being informed of the contents of the said instrument, they executed the same
voluntarily on the day the same bears date.

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




Notary Public
Print Name:
Commission Expires: