

20110303000071550 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
03/03/2011 01:06:51 PM FILED/CERT

Send tax notice to:

Doretta King

624 11th Avenue SW

Alabaster, AL 35007

NTC1100039

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

Shelby County, AL 03/03/2011
State of Alabama
Deed Tax: \$29.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Nine Thousand and 00/100 Dollars (\$29,000.00) in hand paid to the undersigned, **Brandi Efferson, an unmarried woman**, (hereinafter referred to as "Grantor"), by **Doretta King** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 80, as shown on map entitle "Property Lien Map, Suluria Mills", as recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the intersection of the Northerly right of way line of Strowd Avenue and the Westerly right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of Strowd Avenue for 198.64 feet to the point of beginning; thence 90° 09' right and run Northeasterly for 170.00 feet; thence 78° 41' 55" left and run Northwesterly for 71.35 feet; thence 101° 18' 05" left and run Southwesterly for 184.17 feet to point on the Northerly right of way line of Strowd Avenue; thence 90° 09' left and run Southeasterly along said right of way line of Strowd Avenue for 70.00 feet to the point of beginning; being situated in the Southeast quarter of Southwest quarter of Section 2, Township 21 South, Range 3 West, said lot being known on Furman No. 80. Situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.

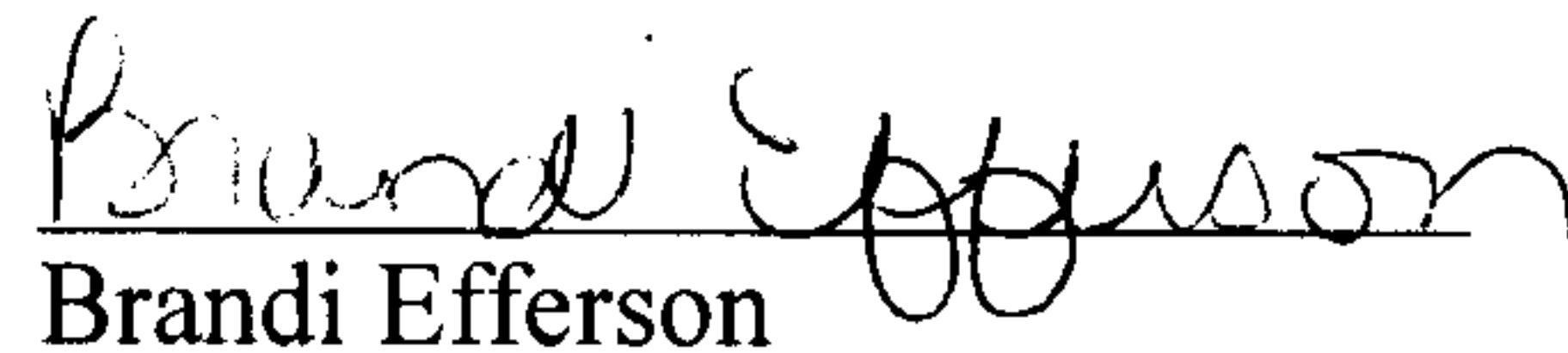
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

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

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

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 1st day of March, 2011.

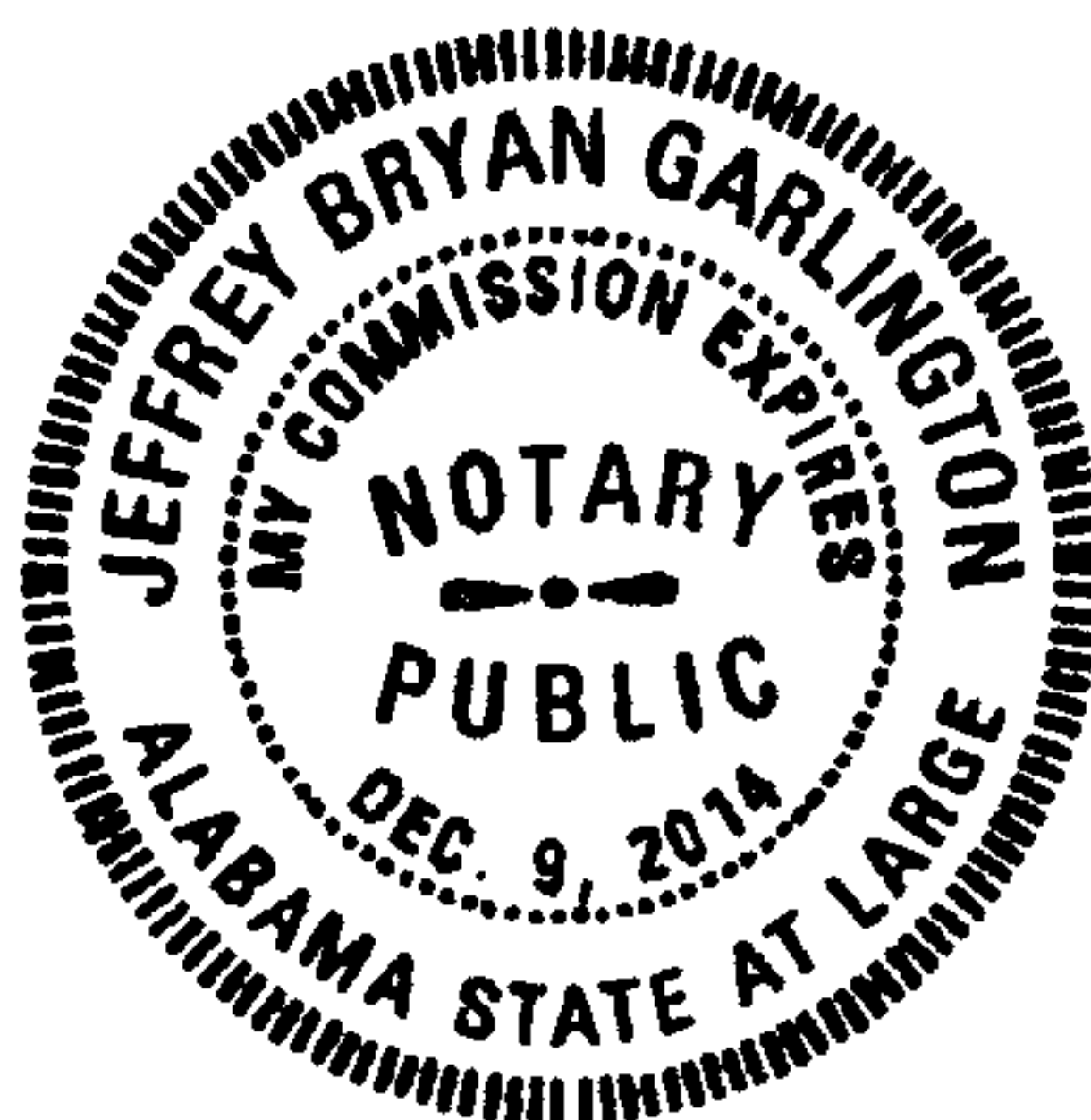

Brandi Efferson

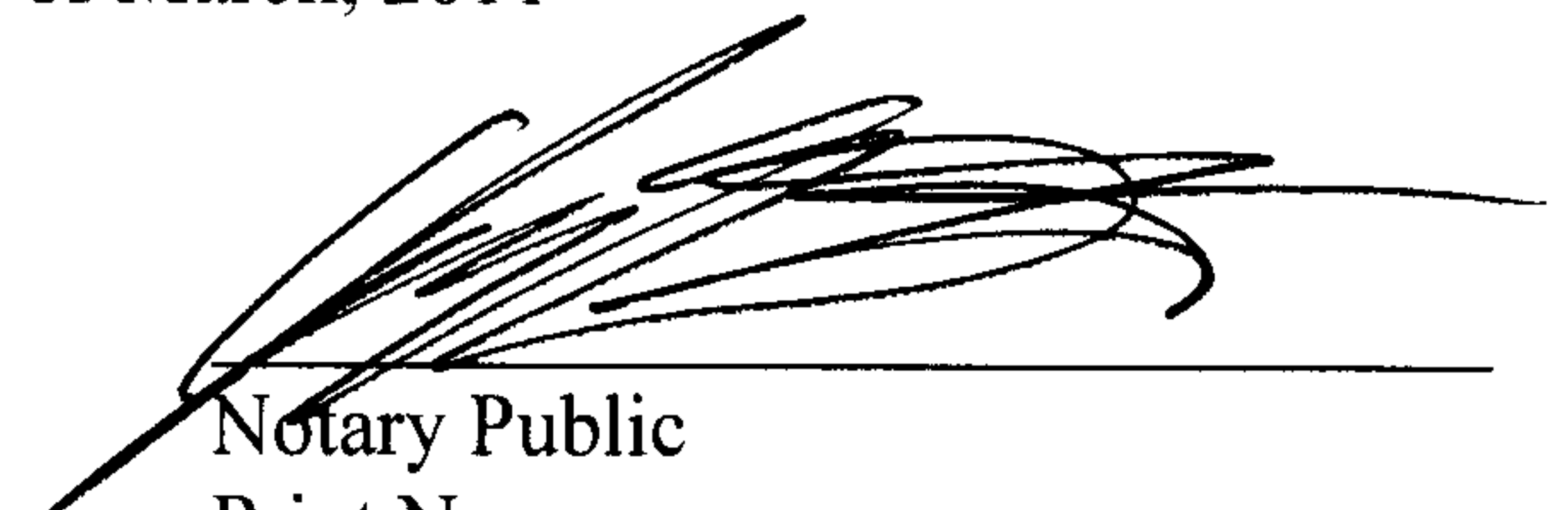
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandi Efferson, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 1st day of March, 2011

(Notary Seal)




Notary Public
Print Name:
Commission Expires: