

Send tax notice to:

ANASTASIA PAYNE
5212 PARKSIDE CIRCLE
BIRMINGHAM, ALABAMA, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2011090

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-One Thousand Nine Hundred and 00/100 Dollars (\$161,900.00) in hand paid to the undersigned, AMY MYRAN MCDONALD, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by ANASTASIA PAYNE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF PARKSIDE, AS RECORDED IN MAP BOOK 7 PAGE 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM STREET AS SHOWN BY RECORDED PLAT.
3. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT.
4. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN MISC. BOOK 30 PAGE 144 IN THE PROBATE OFFICE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN THE APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANTS OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
5. RIGHT(S) – OF-WAY(S) GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN DEED BOOK 101, PAGE 540, DEED BOOK 124, PAGE 484, DEED BOOK 141, PAGE 511 AND DEED BOOK 186, PAGE 185 IN THE PROBATE OFFICE.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

20110328000096480 2/2 \$177.00
Shelby Cnty Judge of Probate, AL
03/28/2011 02:44:30 PM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25th day of March, 2011.


AMY MYRAN MCDONALD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AMY MYRAN MCDONALD, 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 25th day of March, 2011.

