

This Instrument Prepared By:
Michael W. Lindsey, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICE TO:

Shaun W. Tatum

2029 Highland Dr.
B'ham, AL 35244

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **Two Hundred Fifty Five Thousand no/100 Dollars (\$255,000.00)** and other good and valuable consideration paid by the Grantees herein, the receipt of which is hereby acknowledged, **Edmond Paul Brignac and Laura Johnson Brignac** (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto **Shaun W. Tatum** (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 41, according to the Survey of The Highlands, 1st Sector, as recorded in Map Book 17, Page 100 and amended by Map Book 19, Page 132, in the Probate Office of Shelby County, Alabama.

Subject to all restrictions of record in the Probate Office of Shelby County, Alabama.

The property address is: 2029 Highland Drive Birmingham, AL 35244.

A mortgage in the amount of \$204,000.00 is being recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.


20110602000162190 1/2 \$66.00
Shelby Cnty Judge of Probate, AL
06/02/2011 02:55:21 PM FILED/CERT

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal, this 31st day of May, 2011.

Edmond Paul Brignac

Edmond Paul Brignac

Laura Johnson Brignac

Laura J. Brignac

STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Edmund Paul Brignac and Laura Johnson Brignac**, 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 instrument, they executed the same voluntarily.

Given under my hand and official seal this 31st day of May, 2011.

Courtney Hamilton Allen
Notary Public

My Commission Expires: ~~My Commission Expires~~
September 22, 2013



20110602000162190 2/2 \$66.00
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Shelby County, AL 06/02/2011
State of Alabama
Deed Tax: \$51.00