

This instrument prepared by:
John H. Henson
4647 E. Highway 280
Birmingham, AL 35242

SEND TAX NOTICE TO:
Chris Crosby
544 Rolling Hills Drive
Chelsea, Alabama 35043

20110603000163720 1/1 \$294.50
Shelby Cnty Judge of Probate, AL
06/03/2011 02:03:07 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

Shelby County, AL 06/03/2011
State of Alabama
Deed Tax: \$282.50

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Eighty Two Thousand Five Hundred dollars and Zero cents (\$282,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Matthew Guerrier and Dejie Guerrier, Husband and Wife**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Chris Crosby** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 51, according to the Survey of Final Plat of Oaklyn Hills, Phase 3, as recorded in Map Book 34, page 52, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$175,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **13th day of May, 2011**

Matthew Guerrier by Dejie Guerrier as his attorney in fact
Matthew Guerrier, by Dejie Guerrier as his Attorney in Fact.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dejie Guerrier individually and as his Attorney in Fact for Matthew Guerrier** whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **13th day of May, 2011**.

Notary Public
Commission Expires: