



20110606000165250 1/2 \$28.50
Shelby Cnty Judge of Probate, AL
06/06/2011 02:13:52 PM FILED/CERT

Send tax notice to:
Justin O'Neil
2021 Stonecreek Court
Helena, AL 35080

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243
BHM1100291

STATE OF ALABAMA
COUNTY SHELBY

Shelby County, AL 06/06/2011
State of Alabama
Deed Tax: \$13.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty Eight Thousand and 00/100 Dollars and 00/100 Dollars (\$148,000.00) in hand paid to the undersigned, **Joseph C. Grabill**, by and through his attorney in fact, Michelle L. Grabill, and **Michelle L. Grabill, husband and wife** (hereinafter referred to as "Grantors"), by **Justin O'Neal** (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 1787, according to the Survey of Old Cahaba IV, 2nd Addition, Phase 5, as recorded in Map Book 34, Page 53, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1) The lien of Ad Valorem taxes for the year 2011, and subsequent years.
- 2) Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
- 3) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- 4) Such state of facts as shown on the plat Old Cahaba IV, 2nd Addition, Phase 5, as recorded in Map Book 34, Page 53, in the Probate Office of Shelby County, Alabama.
- 5) Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20041209000673670, in the Probate Office of Shelby County, Alabama.

\$134,532.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his 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, his heirs and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantors, Joseph C. Grabill, by and through his attorney in fact, Michelle L. Grabill, and Michelle L. Grabill, has hereunto set their signature and seal on this the 2nd day of June, 2011.

*Joseph C. Grabill by and through his
attorney in fact, Michelle L. Grabill*
Joseph C. Grabill, by and through his
attorney in fact, Michelle L. Grabill

Michelle L. Grabill
Michelle L. Grabill

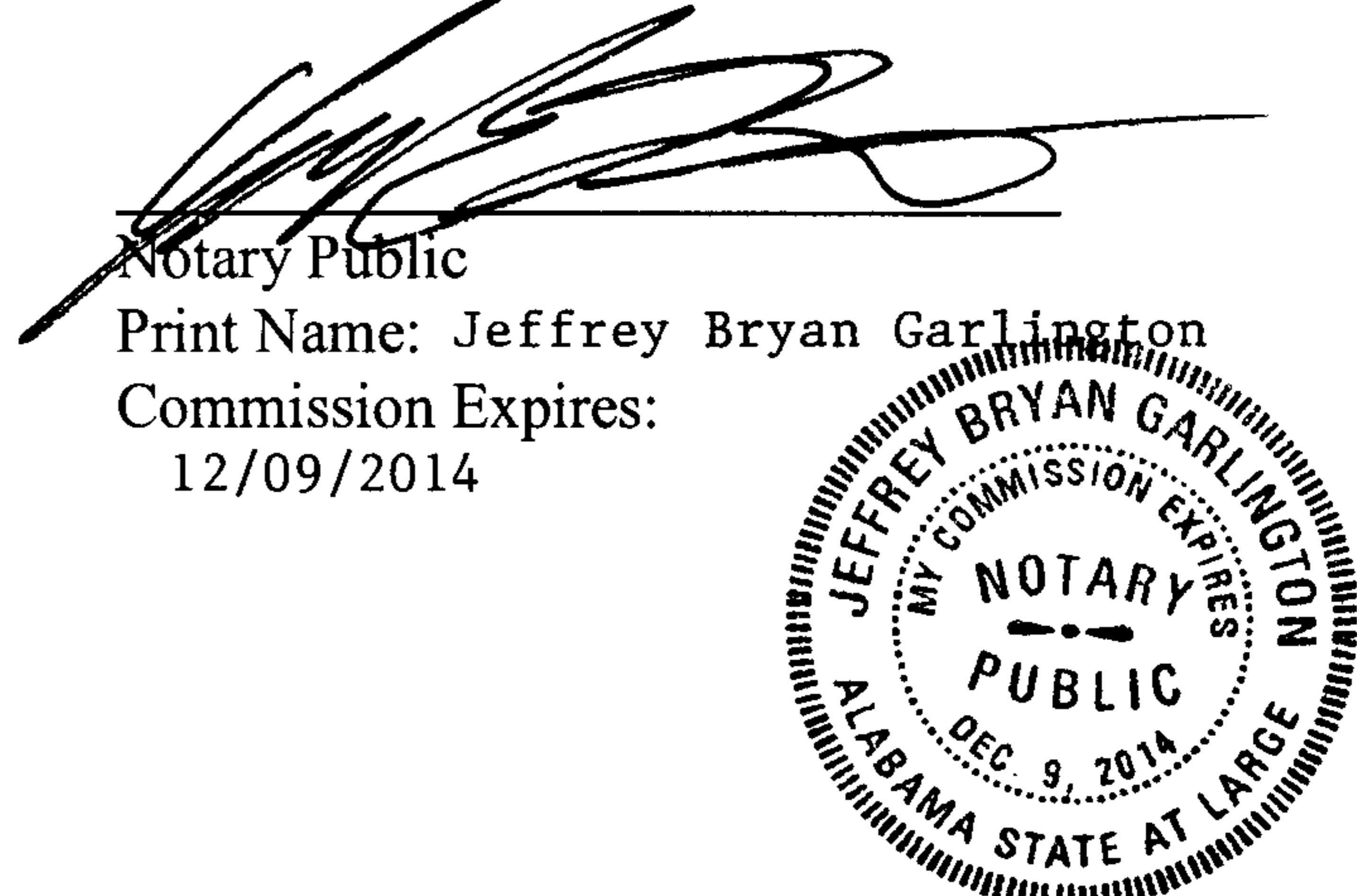


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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michelle L. Grabill, whose name as attorney in fact for Joseph C. Grabill, 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, in her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Joseph C. Grabill on the day the same bears date.

Given under my hand and official seal this the 2 day of June 2011.



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michelle L. Grabill, 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 2 day of June 2011.

