

This Instrument Was Prepared By:
John Bahakel, Attorney at Law
2131 12th Avenue North
Birmingham, Alabama 35234

Send Tax Notice to:
Phyllis Kollars
181 Hayesbury Court
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Sixteen Thousand Nine Hundred And 00/100 Dollars (\$116,900.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Natalie Alfano Bahakel and A. Mark Bahakel, wife and husband** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Phyllis Kollars** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 105, according to the Survey of Hayesbury, Phase 1, according to the plat thereof recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

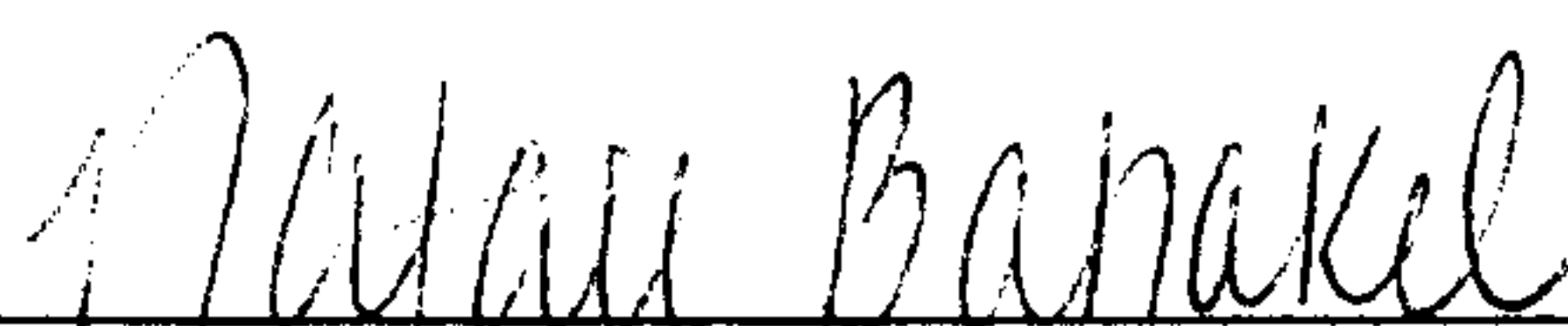
This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

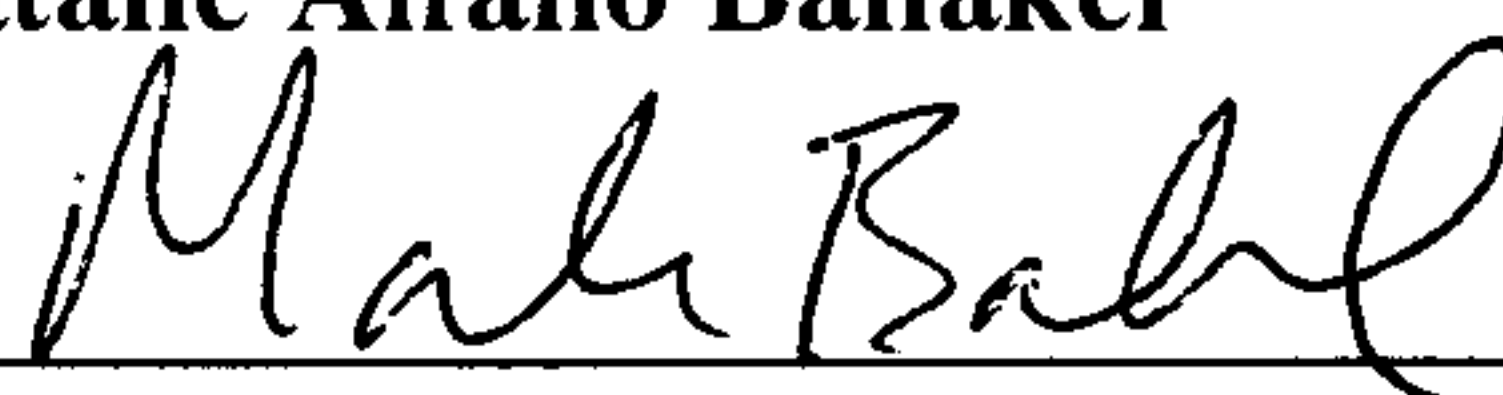
Note: Natalie Alfano Bahakel and Natalie Renee Alfano are one and the same person.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the **10th** day of **June, 2011**.



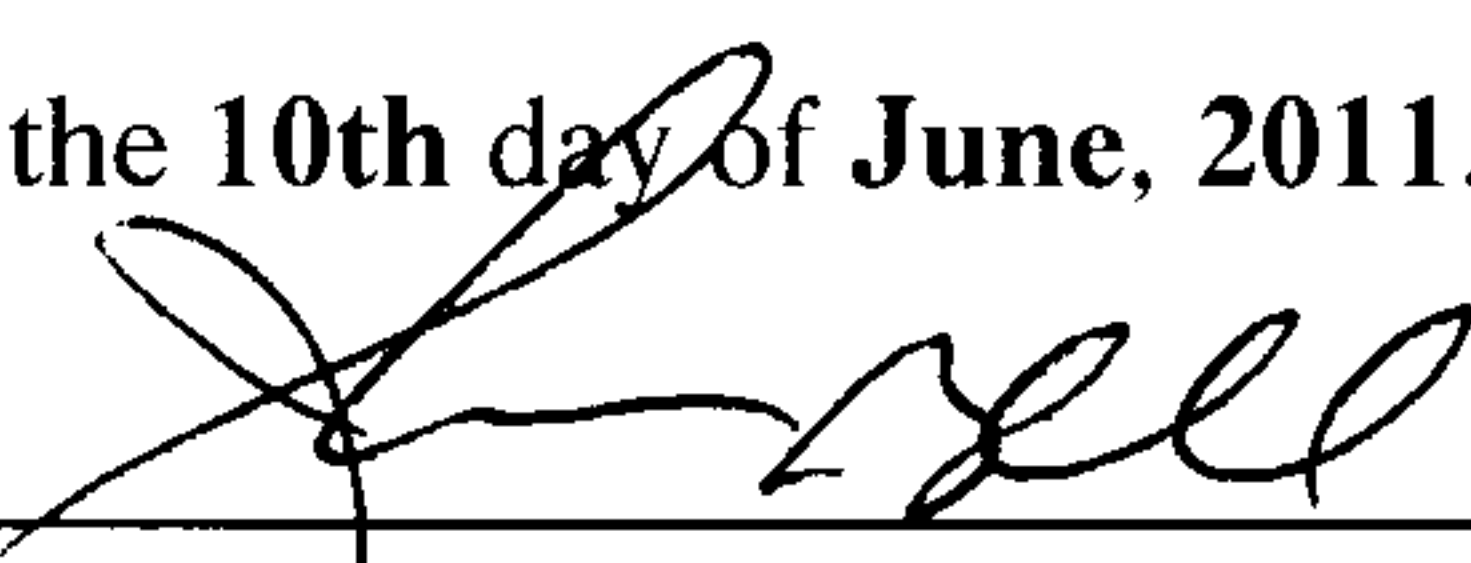
Natalie Alfano Bahakel


A. Mark Bahakel

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Natalie Alfano Bahakel and A. Mark Bahakel, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **10th** day of **June, 2011**.



John Bahakel - Notary Public

My Commission Expires: **9/18/2012**