

20110630000189770 1/2 \$65.00
Shelby Cnty Judge of Probate, AL
06/30/2011 10:15:18 AM FILED/CERT

After recording return to:
William H. Halbrooks
#1 Independence Plaza, Suite 704
Birmingham, AL 35209

FRS File No.: 667758

Customer File No.: 1000115038

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Seventy-two Thousand and no/100-----(\$172,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Patrick G. Baliva and Mandy Killinger n/k/a Mandy Baliva, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
Angela M. Pierce
of

(herein referred to as GRANTEE), her heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 22, according to the Survey of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, page 39, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 22 Oak Ridge Lane, Pelham, AL 35124, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, her heirs and assigns, forever.

\$ 117,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

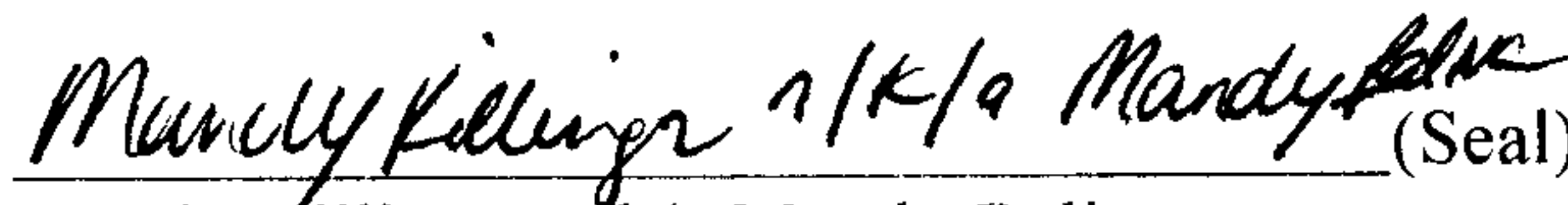
\$ 5,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Shelby County, AL 06/30/2011
State of Alabama
Deed Tax: \$50.00

AND GRANTOR does covenant with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, her heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, her heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 4th day of April, 2011.


 (Seal)
Patrick G. Baliva

 (Seal)
Mandy Killinger n/k/a Mandy Baliva

THE STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Patrick G. Baliva married to Mandy Killinger n/k/a Mandy Baliva (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 4 day of April, 2011.

 (Seal)
Notary Public Casey Corder


MY COMMISSION EXPIRES JANUARY 5, 2015

My Commission Expires

THE STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mandy Killinger n/k/a Mandy Baliva married to Patrick G. Baliva (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 4 day of April, 2011.

 (Seal)
Notary Public Casey Corder

MY COMMISSION EXPIRES JANUARY 5, 2015

My Commission Expires

This document prepared by: Joe Krocak, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344