

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Carl Bono
137 Cliff Road
Sterrett, AL 35147

WARRANTY DEED

20110630000191320 1/1 \$24.00
Shelby Cnty Judge of Probate, AL
06/30/2011 03:52:39 PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

Shelby County, AL 06/30/2011
State of Alabama
Deed Tax: \$12.00

SHELBY COUNTY

That in consideration of Two Hundred Forty Thousand dollars and Zero cents (\$240,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Cecil L. Hodgens, Jr. (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Carl Bono (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 625, according to the Survey of Forest Parks, 6th Sector, 2nd Phase, as recorded in Map Book 24, Page 110, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$228,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 24th day of June, 2011.

(SEAL)

Cecil L. Hodgens, Jr. (SEAL)
Cecil L. Hodgens, Jr.

(SEAL)

Donna Hodgens Attorney in fact (SEAL)
By: Donna Hodgens, Attorney in Fact under
Power of Attorney recorded in Instrument
#2011 _____, in
the Probate Office of Shelby County,
Alabama.

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, Mike T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that Donna Hodgens, whose name as Attorney in Fact for Cecil L. Hodgens, Jr. 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, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, 2011.

My commission expires: 10/16/2012

Mike T. Atchison
Mike T. Atchison, Notary Public

