



Send tax notice to:

Jeanie Gray
123 Canyon Trail
Pelham, AL 35124

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

STATE OF ALABAMA
Shelby COUNTY

Shelby County, AL 07/08/2011
State of Alabama
Deed Tax: \$2.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Seven Thousand Five Hundred and 00/100 Dollars (\$87,500.00) in hand paid to the undersigned, **Judith Popwell, a unmarried woman**, (hereinafter referred to as "Grantor"), by **Jeanie Gray** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$85,281.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that heshe will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

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

20110708000198380 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
07/08/2011 11:04:33 AM FILED/CERT

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 20th day of June, 2011.


Judith Popwell

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judith Popwell, an unmarried woman, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 20th day of June, 2011!

(Notary Seal)

Notary Public
Print Name:
Commission Expires:

