

20110713000203120 1/2 \$114.50
Shelby Cnty Judge of Probate, AL
07/13/2011 10:57:59 AM FILED/CERT

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

Shelby County, AL 07/13/2011
State of Alabama
Deed Tax:\$99.50

FRS File No.: 663828

Customer File No.: 2010-09861

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Ninety-six
Thousand and no/100-----(\$496,000.00) DOLLARS and other valuable considerations to
the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, James M. Arthur and Wendi S. Arthur, husband and wife, (herein referred to as
GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
of Brian K. Jones

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

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

Lot 90A, according to A Resurvey of Lot 90, Amended Map of The Cove of Greystone Phase I, as
recorded in Map Book 26, page 121, 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 1010 Greystone Cove Drive,
Birmingham, AL 35242, 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, his heirs and assigns, forever.

\$ 396,800.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, his 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, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his 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 14th day of April, 2011.

James M. Arthur (Seal)
James M. Arthur

Wendi S. Arthur (Seal)
Wendi S. Arthur

THE STATE OF Alabama }
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James M. Arthur married (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 14th day of April, 2011.

Elizabeth Ann Patterson (Seal)
Notary Public

October 19, 2011
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 Wendi S. Arthur married (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 14th day of April, 2011.

Elizabeth Ann Patterson (Seal)
Notary Public

October 19, 2011
My Commission Expires