10713000203120 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

Brian K. Jones

of

(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:

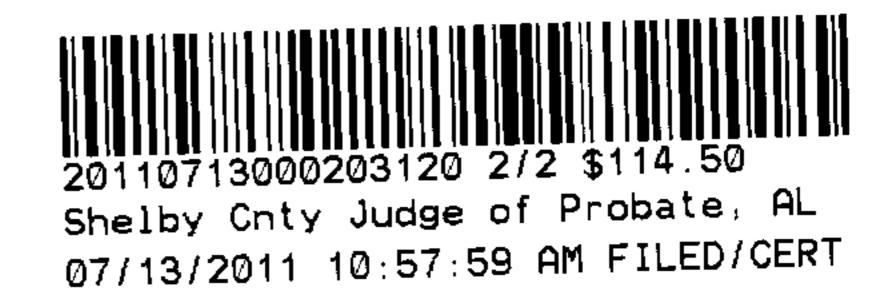
Lot 90A, according to A Resurvey of Lot 90, Amended Map of The Cove of Greystone Phase I, as recorded in Map Book 26, page 121, in the Probate Office of Shelby County, Alabama.

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, <u>his</u> 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, <u>his</u> heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, <u>his</u> heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

of all persons except as hereinabove provided.
IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 14 day of 4 pril .
Jam. M. Ath
James M. Arthur Wendi S. Arthur
THE STATE OF Alabana 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 30/1. State on (Seal) Notary Public My Commission Expires
THE STATE OF Alabana COUNTY OF Skelpy
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wendi S Arthur
GIVEN under my hand and seal this the 14 day of Afril , 1811. (Seal) Notary Public
Description (19, 30)/ My Commission Expires

This document prepared by: Chasity Philpott, Title Specialist, 7500 N. Dallas Parkway, Suite 100, One Legacy Circle, Plano, TX 75024