



20110713000203550 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/13/2011 01:26:43 PM FILED/CERT

)
)
)
)
)
)
)
)
)

**AFTER RECORDING RETURN TO:
LIBERTY TITLE COMPANY, LLC
1701 BARRETT LAKES BLV ST 510
KENNESAW, GA 30144**

STATE OF ALABAMA
SHELBY COUNTY

~~Return to and~~ mail tax statements to:
Kenneth R. Erskine and Sophia Y. Erskine
109 Albright Farm Road
Montevallo, AL 35115

Property Tax ID#: 28-3-06-0-001-004.002
Ref. #: LTC-AL116667

WARRANTY DEED

Know all men by these presents: That for and in consideration of \$0.00 Dollars and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, that TIMOTHY BRYAN HOLDBROOKS and his wife, JACQUELINE MICHELLE B. HOLDBROOKS, whose post office address is 109 Albright Farm Road, Montevallo, AL 35115 (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto KENNETH R. ERSKINE and SOPHIA Y. ERSKINE, husband and wife for and during their joint lives and upon the death of either of them, then to the survivor of them, whose post office address is 109 Albright Farm Road, Montevallo, AL 35115, (herein referred to as Grantee), the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 109 Albright Farm Road, Montevallo, AL 35115

And Grantors do for Grantors and for Grantors' executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that Grantors are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell, that the executors and administrators shall warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.



20110713000203550 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/13/2011 01:26:43 PM FILED/CERT

In witness whereof, Grantors have hereunto set their hands and seals this 07 day of

July, ~~2010~~ 2011.

Peggy R. Kent
Witness

Peggy R. Kent
Printed Name

Eva Batson
Witness

Eva Batson
Printed Name

Timothy B. Holdbrooks
TIMOTHY BRYAN HOLDBROOKS

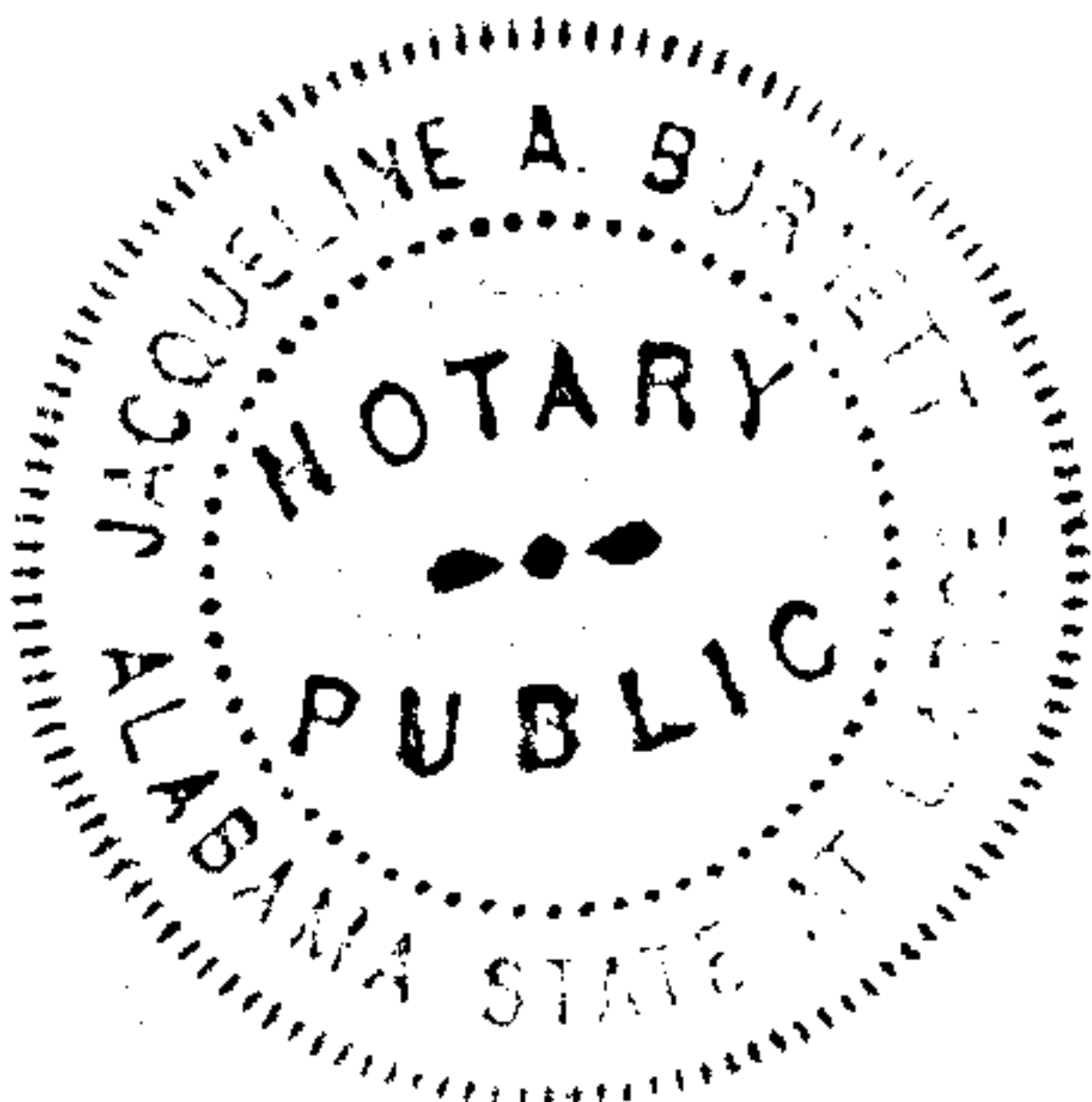
Jacqueline Michelle B. Holdbrooks
JACQUELINE MICHELLE B. HOLDBROOKS

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, JACQUELINE A. BURNETT, hereby certify that TIMOTHY BRYAN HOLDBROOKS and JACQUELINE MICHELLE B. HOLDBROOKS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand this 7th day of July, 2011.



Jacqueline A. Burnett
Notary Public
My commission expires: Aug 30, 2013

Prepared By:
Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

20110713000203550 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
07/13/2011 01:26:43 PM FILED/CERT

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.W. 1/4, OF THE N.W. 1/4, SECTION 6,
TOWNSHIP 22 SOUTH, RANGE 2 WEST, SAID POINT BEING THE POINT OF BEGINNING;
THENCE RUN NORTH 89°24'00" EAST AND ALONG THE QUARTER (1/4) LINE OF SAID
QUARTER (1/4) FOR A DISTANCE OF 260.0' FEET TO AN IRON PIN; THENCE RUN SOUTH
4°50'04" EAST FOR A DISTANCE OF 419.44' FEET TO AN IRON PIN; THENCE RUN SOUTH
89°24'00" WEST FOR A DISTANCE OF 260.0 FEET TO AN IRON PIN; THENCE RUN NORTH
4°50'04" WEST FOR A DISTANCE OF 419.44' FEET TO THE POINT OF BEGINNING AND
CONTAINING 2.5 ACRES MORE OR LESS AS SHOWN IN THAT CERTAIN WARRANTY DEED
EXECUTED ON APRIL 28, 1995, AND DULY FILED AND RECORDED ON MAY 2, 1995 AT INST
1995-11399, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 28-3-06-0-001-004.002

Commonly known as 109 Albright Farm Road, Montevallo, AL 35115