

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Cheryl Knight
1045 Inverness Cove Way
Birmingham, AL 35242

Warranty Deed



20110715000207500 1/2 \$23.50
Shelby Cnty Judge of Probate, AL
07/15/2011 02:36:44 PM FILED/CERT

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$165,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cheryl Knight, an unmarried woman (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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 persons.

Note: \$156,750.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, James L. Miller and Helen S. Miller, husband and wife has/have hereunto set his/her/their hand(s) and seal(s), this 12th day of July, 2011.

James L. Miller

Helen S. Miller

State of Alabama
Mobile County

I, _____, a notary for said County and in said State, hereby certify that James L. Miller and Helen S. Miller, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.


Given under my official hand and seal this the 12th day of July, 2011.

Notary Public
Commission Expires:

S11-0702

Shelby County, AL 07/15/2011
State of Alabama
Deed Tax: \$8.50

EXHIBIT "A"
Legal Description



20110715000207500 2/2 \$23.50
Shelby Cnty Judge of Probate, AL
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Lot 29-B, according to the Survey of Final Plat of The Residential Subdivision Inverness Cove, Phase I,
Resurvey #2, as recorded in Map Book 36, Page 44, in the Probate Office of Shelby County, Alabama.