

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
CHARLES HUMPHREY
124 HIDDEN CREEK CIRCLE
PELHAM, ALABAMA 35124

WARRANTY DEED

Shelby County, AL 08/02/2011
State of Alabama
Deed Tax:\$116.00

STATE OF ALABAMA)

SHELBY COUNTY)

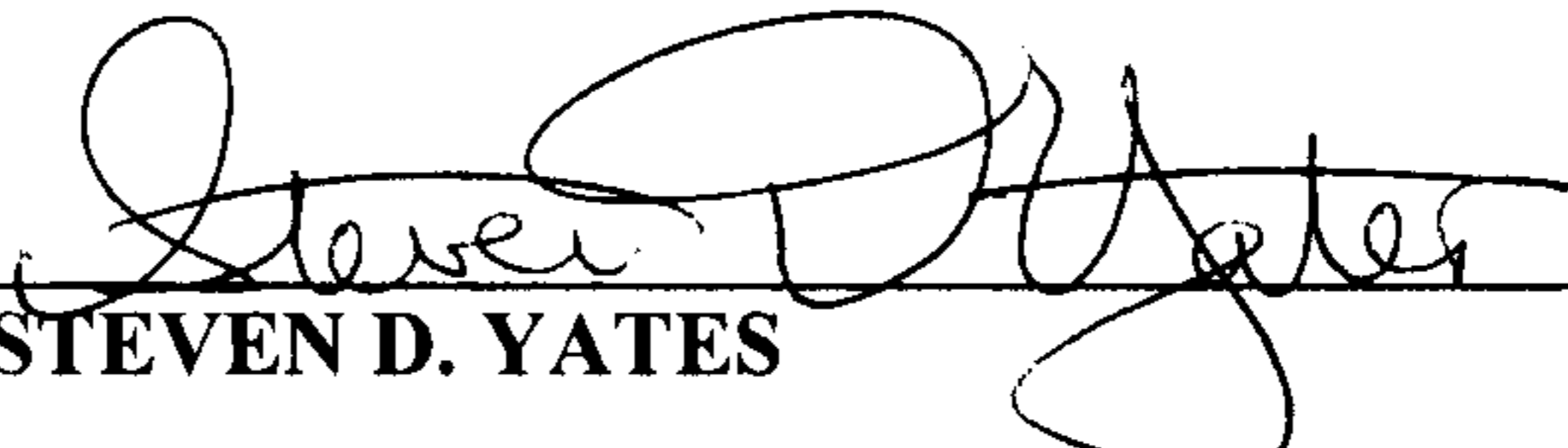
KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Sixteen Thousand and 00/100 Dollars (\$116,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, STEVEN D. YATES, an unmarried person (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto CHARLES HUMPHREY (herein referred to as "Grantee"), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 13, ACCORDING TO THE SURVEY OF PHASE ONE, HIDDEN CREEK III, AS RECORDED IN MAP BOOK 26, PAGE 13, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and his assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals, this 22nd day of JULY, 2011.




STEVEN D. YATES

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, STEVEN D. YATES, 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 official seal this 22nd day of JULY, 2011.



Notary Public

My Commission Expires: 9.27.2014

