

THIS INSTRUMENT WAS PREPARED BY:

NAJJAR DENABURG, P.C.

2125 Morris Avenue

Birmingham, AL 35203



20110805000229360 1/1 \$64.00
Shelby Cnty Judge of Probate, AL
08/05/2011 10:45:33 AM FILED/CERT

\$52,000⁰⁰

SEND TAX NOTICE TO:

Timothy J. Townes

4240 Waterford Lane

Trussville, AL 35173

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors, Susan W. Townes, a single woman formerly married to Timothy J. Townes, and Timothy J. Townes, a single man formerly married to Susan W. Townes (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto Timothy J. Townes (hereinafter referred to as GRANTEE), a single man formerly married to Susan W. Townes, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 103, ACCORDING TO THE SURVEY OF ROSSBURG TOWNHOMES, AS RECORDED IN MAP BOOK 36, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to easements, restrictions and reservations of record, if any.

This instrument was prepared pursuant to that certain Final Judgment of Divorce, Case No. DR-2010-609.00-JAP, in the Circuit Court of Jefferson County, Alabama.

This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the client.

And subject to the foregoing, GRANTORS will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTORS, which claims are based upon matters occurring subsequent to GRANTORS' acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTORS have hereto set their signatures and seal this 3rd day of August, 2011.

Susan W. Townes (SEAL)
Susan W. Townes

Timothy J. Townes (SEAL)
Timothy J. Townes

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan W. Townes, a single woman formerly married to Timothy J. Townes, signed 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.

Given under my hand and official seal this the 27 day of July, 2011.

Shelby County, AL 08/05/2011
State of Alabama
Deed Tax:\$52.00

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
MY COMMISSION EXPIRES: NOV 9, 2014
BONDED THRU NOTARY PUBLIC UNDERTAKERS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy J. Townes, a single man formerly married to Susan W. Townes, signed 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.

Given under my hand and official seal this the 3rd day of August, 2011.

Amber D. Knoll
NOTARY PUBLIC
My Commission Expires: 10/15/2013