


This Instrument Prepared By:
Michael W. Lindsey, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICE TO:
Anthony G. Newkirk
Angela R. Newkirk
203 Newgate Circle
Alabaster, AL 35007

WARRANTY DEED


20110808000231040 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/08/2011 10:39:17 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **One Hundred Seventy Thousand and no/100 Dollars (\$170,000.00)** and other good and valuable consideration paid by the Grantees herein, the receipt of which is hereby acknowledged, **Peggy S. Downey, a single woman*** (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto **Anthony G. Newkirk and Angela R. Newkirk** (herein referred to as "Grantees"), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 9, Block 3, according to the Survey of Norwick Forest, First Sector, as recorded in Map Book 11, Page 63 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all restrictions of record in the Probate Office of Shelby County, Alabama.

The property address is: 203 Newgate Circle Alabaster, AL 35007.

A mortgage in the amount of \$175,600.00 is being recorded simultaneously herewith.

*Peggy S. Downey is the surviving grantee of deed recorded in Book 237, Page 876, in the Probate Office of Shelby County, Alabama; the other grantee, W. Ray Downey, having died on or about the 1st day of September, 1996.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

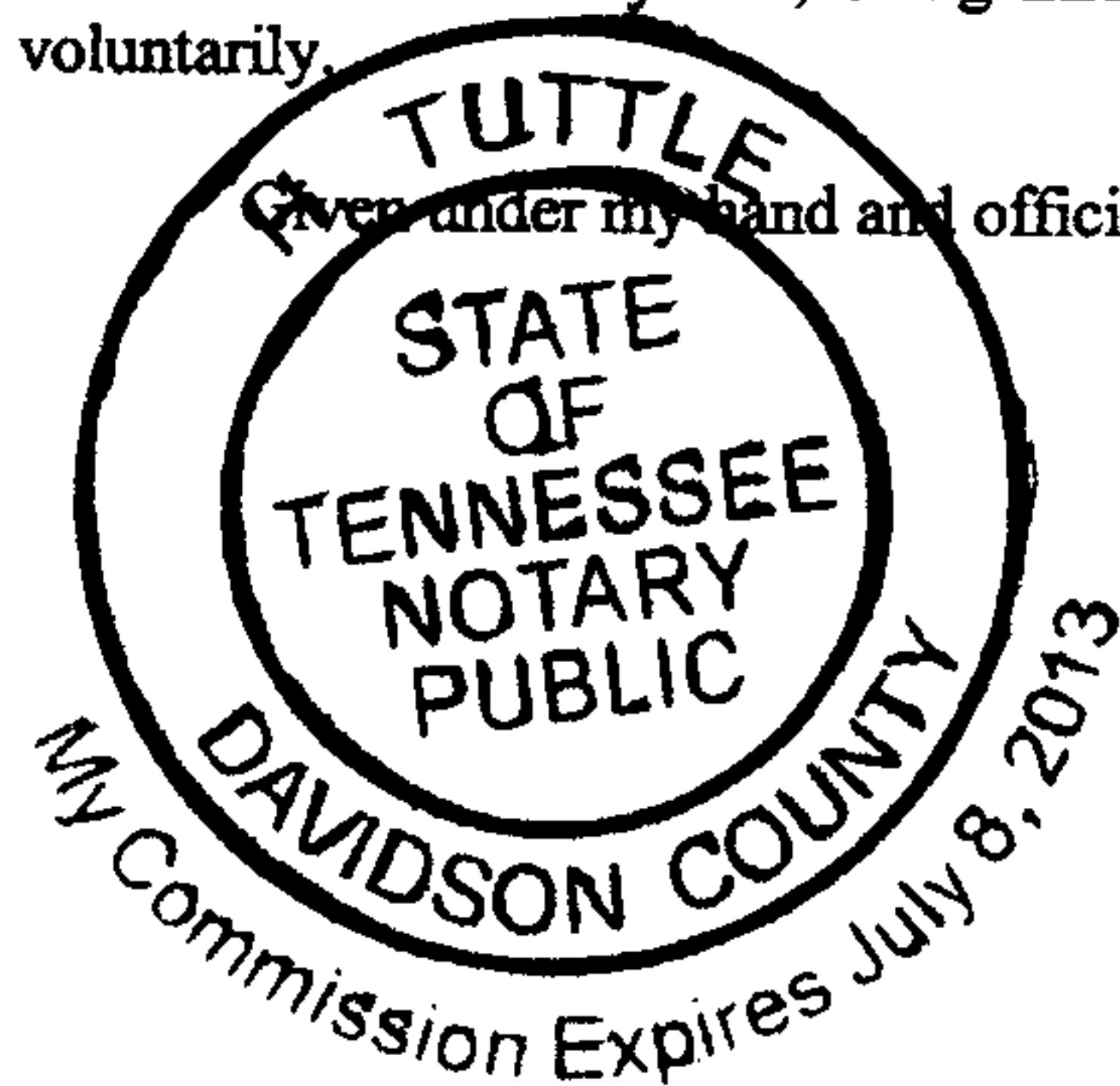
IN WITNESS WHEREOF, the Grantor has hereunto set her hands and seal, this 29 day of July, 2011.

Peggy S. Downey

Peggy S. Downey

STATE OF Tennessee
COUNTY OF Williamson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Peggy S. Downey**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily.



Given under my hand and official seal this 29th day of July, 2011.

Tuttle
Notary Public

My Commission Expires: July 8, 2013