


After recording return to:
William H. Halbrooks
#1 Independence Plaza, Suite 704
Birmingham, AL 35209


20110808000231550 1/2 \$72.50
Shelby Cnty Judge of Probate, AL
08/08/2011 12:14:33 PM FILED/CERT
Shelby County, AL 08/08/2011
State of Alabama
Deed Tax: \$57.50

FRS File No.: 673086

Customer File No.: SF110663

WARRANTY DEED

THE STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Eighty-five Thousand Seven Hundred Fifty (\$285,750.00) and no/100 DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Carolyn Hula and Stephen M. Hula, wife and husband, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

of Jonathan Byler

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 71, according to the Survey of 2nd Sector Altadena Woods 2nd & 5th Sectors, as recorded in Map Book 10, page 54, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 2413 Maury Drive, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

\$ 228,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 9th day of June, 2011.

Carolyn Hula (Seal) Stephen M. Hula (Seal)
Carolyn Hula Stephen M. Hula

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carolyn Hula married to Stephen M. Hula (fill in marital status) 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 9th day of June, 2011.
Sharon D. Heine (Seal)
Notary Public
April 9, 2013
My Commission Expires

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen M. Hula married to Carolyn Hula (fill in marital status) 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 seal this the 9th day of June, 2011.
Sharon D. Heine (Seal)
Notary Public
April 9, 2013
My Commission Expires