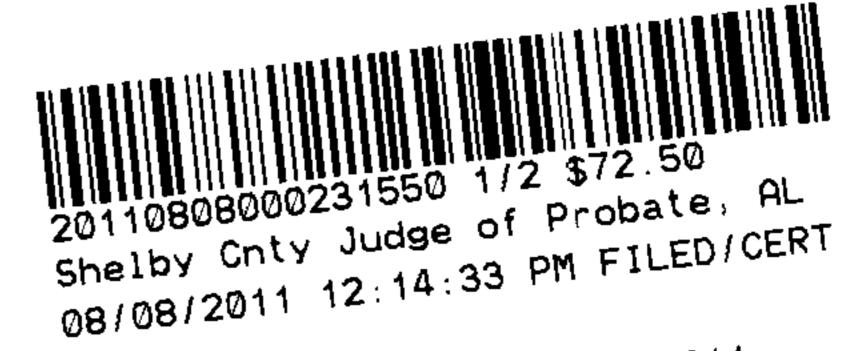
After recording return to: William H. Halbrooks #1 Independence Plaza, Suite 704 Birmingham, AL 35209



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	1
COUNTY OF	SHELBY	Ì

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ____Two Hundred Eighty-five Thousand Seven Hundred Fifty (\$285,750.00) and no/100LLARS 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:

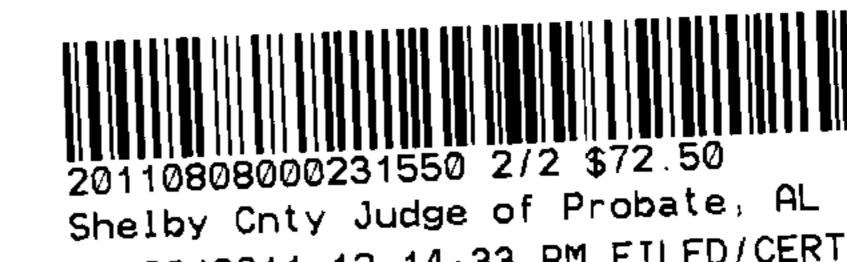
Lot 71, according to the Survey of 2nd Sector Altadena Woods 2nd & 5th Sectors, as recorded in Map Book 10, page 54, in the Probate Office of Shelby County, Alabama.

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, <u>his</u> heirs and assigns, forever.

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



08/08/2011 12:14:33 PM FILED/CERT

AND GRANTOR does covenant with the said GRANTEE, 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 this9th day of,
Carolyn Hula (Seal) Stephen M. Hula
THE STATE OF Ugbama COUNTY OF CHURSON
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carolyn Hula Marica 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 4th day of June, 2011. Seal) Notary Public
My Commission Expires
THE STATE OF Ulabama COUNTY OF Captuson
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen M. Hula <u>marrice to Carolyn Hula</u> (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, <u>he</u> executed the same voluntarily on the day the same bears date.
GIVEN under my hand and seal this the 1th day of, 2011 Seal) Notary Public
Cipil 9, 2013 My Commission Expires

This document prepared by: Dianne Buss, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden

Prairie, MN 55344