

Send Tax Notice To:
Cherie Rose
1015 Grande View Pass
Maylene, Alabama 35114

This instrument was prepared by:

Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

General Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF FORTY-FIVE THOUSAND and No/100 DOLLARS (\$45,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **ENTRUST ADMINISTRATION OF THE SOUTHEAST, INC.** (hereinafter collectively referred to as Grantor), does grant, bargain, sell and convey unto **CHERIE ROSE** (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

RBS
Fbo
Account
[Redacted]

**LOT 759, according to the Final Plat of Riverwoods, Seventh Sector,
Phase II, as recorded in Map Book 36, Page 102, in the Probate Office of
Shelby County, Alabama**

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2012 and subsequent years;
2. Mineral and mining rights and rights incident thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights;
3. Restriction, Covenants and Conditions appearing of record in Instrument # 2002-7338 and Bylaws recorded in instrument # 20020731000356170; Instrument#20061025000526430 and Instrument # 20070917000435160;
4. Any and all matters of record including but not limited to easements, rights of way, condemnations, setback lines and release of damages.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns, forever Grantor for itself, its successors and assigns does hereby warrant and will forever defend the title to the above described property unto the said Cherie Rose from and against the lawful claims and demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same; that the aforesaid is free and clear of encumbrances, except as specified herein.



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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 21 day of September, 20011.

**ENTRUST ADMINISTRATION OF THE
SOUTHEAST, Inc fbo Account [REDACTED]**

By: [Signature]
William P. Gulas
Its: Authorized Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William P. Gulas, whose name as Authorized Representative of Entrust Administration of the Southeast fbo Account # 1557, 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, in his capacity as such member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September, 2011.

[Signature]
NOTARY PUBLIC NOTARY PUBLIC STATE OF ALABAMA
My commission expires: NOV 2, 2014
BONDED THRU NOTARY PUBLIC

20110921000278970 2/2 \$60.00
Shelby Cnty Judge of Probate, AL
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