



20110929000288870 1/2 \$186.50
Shelby Cnty Judge of Probate, AL
09/29/2011 01:43:03 PM FILED/CERT

Shelby County, AL 09/29/2011
State of Alabama
Deed Tax: \$171.50

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Clinton J. Grubbs

206 Beaver Creek Parkway
Pelham, Alabama 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Seventy One Thousand Five Hundred dollars and Zero cents (\$171,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Dee Everett, an unmarried woman**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Clinton J. Grubbs** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 131, according to the Survey of Beaver Creek Preserve, First Sector, as recorded in Map Book 24, Page 63, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Jack Everett died on or about July 28, 2005.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on
22 day of September, 2011

(X) Dee Everett
Dee Everett

STATE OF ALABAMA)
lauderdale COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dee Everett whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 22 day of September, 2011.

Keiri Rummage
Notary Public
Commission Expires: 05/07/2013