

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Rachel Futral
245 Creekstone Trail
Calera, AL 35040

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred three thousand and no/100 (\$103,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **The Estate of Margaret Ann Schooley, deceased, Probate Case No. 2011-000326, by John A. McBrayer, as Personal Representative** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Rachel Futral** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 89, according to the Final Plat of Stonecreek, Phase I, as recorded in Map Book 32, Page 92, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

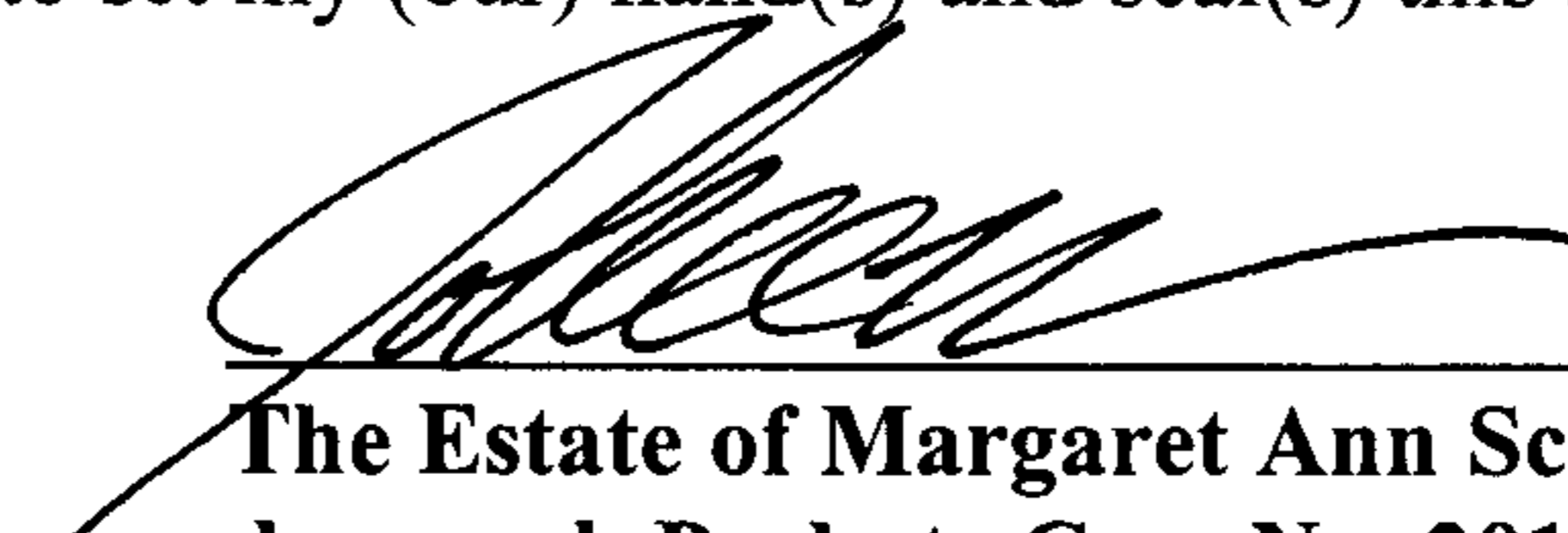
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$106,735.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of September, 2011.


The Estate of Margaret Ann Schooley,
deceased, Probate Case No. 2011-000326,
by John A. McBrayer, as Personal
Representative


STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **John A. McBrayer, as Personal Representative of the Estate of Margaret Ann Schooley, deceased, Probate Case No. 2011-000326** 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of September, 2011.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014


Notary Public
My Commission Expires: 10-20-2014


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Shelby Cnty Judge of Probate, AL
10/05/2011 02:36:05 PM FILED/CERT