

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

20111102000328950 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
11/02/2011 02:11:54 PM FILED/CERT

Send Tax Notice To:

Yulia Spencer

251 Forest Lakes Drive
Sterrett, Alabama 35147

Warranty Deed

Shelby County, AL 09/30/2011
State of Alabama
Deed Tax: \$4.00

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$119,900.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ~~Yulia~~ *Yulia Spencer, an unmarried woman (herein referred to as grantee, *Yuliya whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$115,983.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Alison D. Haynes and William J. Haynes, wife and husband has/have hereunto set his/her/their hand(s) and seal(s) , this 15th day of September, 2011.

Alison D. Haynes
Alison D. Haynes

William J. Haynes
William J. Haynes

State of Alabama
Shelby County

William J. Haynes
*William J. Haynes

I, the undersigned, a notary for said County and in said State, hereby certify that Alison D. Haynes, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 15th day of September, 2011.

Dana Wright Spencer
Notary Public
Commission Expires: 3/5/13


20111102000328950 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
11/02/2011 02:11:54 PM FILED/CERT


20110930000290200 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
09/30/2011 12:18:31 PM FILED/CERT

EXHIBIT "A"
Legal Description

Lot 645, according to the Survey of Forest Lakes, 12th Sector, as recorded in Map Book 34, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.