

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Tony L. Webster
431 Laurel Woods Trace
Helena, Alabama 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-One Thousand Five Hundred And No/100 Dollars (\$151,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Daniel R Richardson and wife, Jennifer Richardson, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Tony L. Webster (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 69, according to the Survey of Laurel Woods, Phase II, as recorded in Map Book 17, page 17, in the Probate Office 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.


One Hundred Forty-Seven Thousand Six Hundred Fifty-Eight And No/100 Dollars (\$147,658.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 the 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 October 28, 2011.


Daniel R Richardson


Jennifer Richardson


20111104000333130 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
11/04/2011 02:47:47 PM FILED/CERT

Shelby County, AL 11/04/2011
State of Alabama
Deed Tax: \$4.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Daniel R. Richardson and Jennifer Richardson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same on the day same bears date.

Given under my hand and official seal on 28th day of October, 2011.


Notary Public
Commission Expires:

