



20111115000343600 1/2 \$111.00
Shelby Cnty Judge of Probate, AL
11/15/2011 11:21:27 AM FILED/GERT

Shelby County, AL 11/15/2011
State of Alabama
Deed Tax: \$96.00

After recording return to:
William H. Halbrooks
#1 Independence Plaza, Suite 704
Birmingham, AL 35209

FRS File No.: 673243

Customer File No.: SF110710

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ninety-six Thousand
and no/100-----(\$96,000.00) DOLLARS and other valuable considerations to
the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, Kelly N. Baker, an unmarried woman, (herein referred to as GRANTOR), does hereby
GRANT, BARGAIN, SELL and CONVEY unto Clinton J. Grubbs

of

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 167, according to the Final Plat of Hayesbury, Phase 1, as recorded in Map Book 28, page 89, in the
Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of
record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 210 Mitoba Trail, Pelham, AL
35124, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and
appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 21st day of July, 2011.

Kelly N. Baker (Seal)
Kelly N. Baker

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kelly N. Baker a single woman (fill in marital status) 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 the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 21st day of July, 2011.

Steven T. Walker (Seal)
Notary Public
NOTARY PUBLIC
ALABAMA, STATE AT LARGE
MY COMMISSION EXP. DEC. 26, 2011
My Commission Expires

This document prepared by: Jason Benzinger, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344