

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



20111206000367970 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
12/06/2011 02:16:21 PM FILED/CERT

FRS File No.: 673063

Customer File No.: SF110612

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Forty-three
Thousand, Six Hundred (\$143,600.00) and no 00 DOLLARS and other valuable considerations to
the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby
acknowledged, Reginald G. Hurst, Trustee and Stephanie R. Hurst, Trustee, or their Successors in Trust,
under the Hurst Living Trust, dated November 30, 2005, and any amendments thereto, husband and wife,
(herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

of Emily P. Miller

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

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

Lot 25, according to the Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, page
120, 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 100 King Charles Way,
Alabaster, AL 35007, 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, her heirs and assigns, forever.

\$ 139,959.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.



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AND GRANTOR does covenant with the said GRANTEE, her 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, her heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, her heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

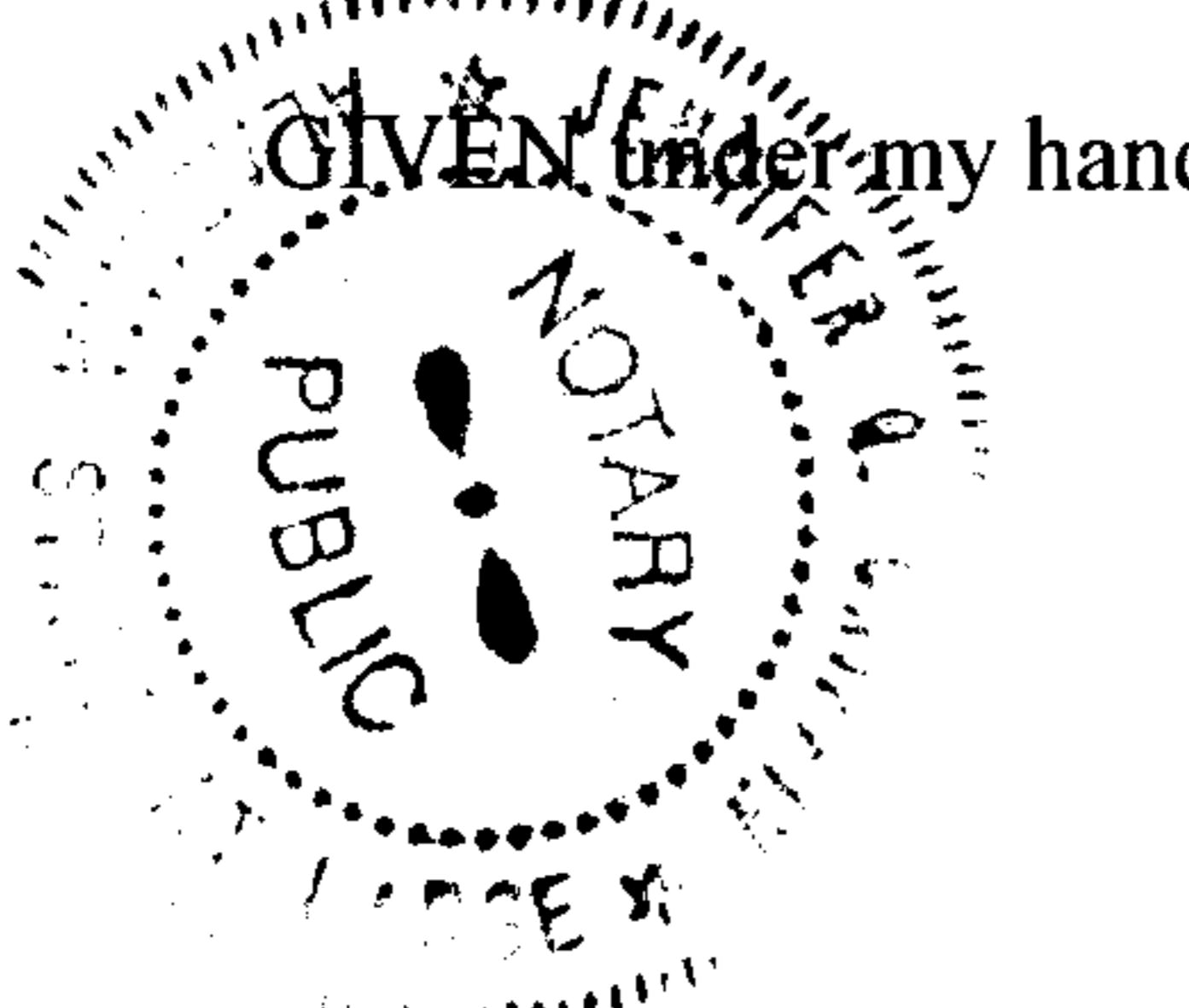
IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 21st day of June, 2011,

Reginald G. Hurst, Trustee (Seal)
Reginald G. Hurst, Trustee

Stephanie R. Hurst, Trustee (Seal)
Stephanie R. Hurst, Trustee

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Reginald G. Hurst, Trustee married to Stephanie R. Hurst (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, he executed the same voluntarily on the day the same bears date.

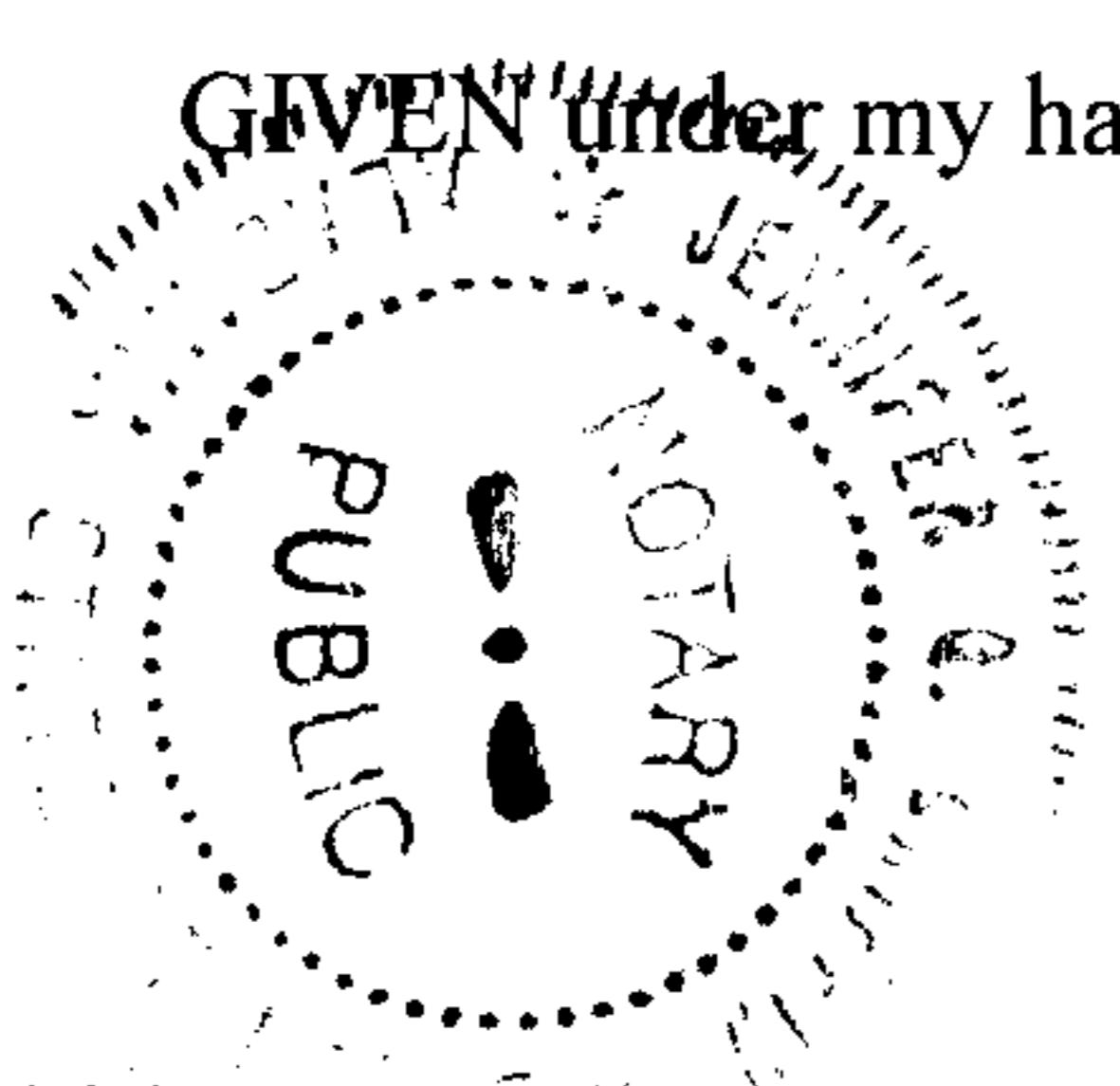


GIVEN under my hand and seal this the 21 day of June, 2011.

Jennifer L. Guffin (Seal)
Notary Public
10/1/2014
My Commission Expires

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephanie R. Hurst, Trustee married to Reginald G. Hurst (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 21 day of June, 2011.

Jennifer L. Guffin (Seal)
Notary Public
10/1/2014
My Commission Expires

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

Shelby County, AL 12/06/2011
State of Alabama
Deed Tax: \$4.00