20111207000368940 1/1 $432.00
Shelby Cnty Judge of Probate, AL
12/07/2011 10:26:39 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Harriet H. Davis
5328 Meadow Brook Rd.
Birmingham, AL 35242

STATE OF ALABAMA)
: **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Twenty Thousand and 00/100 ($420,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Kay C. Baldwin, an unmarried woman**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Harriet H. Davis,** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 8, according to the Survey of Meadow Brook Estates, First Sector, as recorded in Map Book 7, Page 64, in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012. Existing covenants and restrictions, easements, building lines and limitations of record.

Grantor, Kay C. Baldwin is the sole surviving Grantee in that certain joint survivorship deed recorded in Book 289, Page 296 in said Probate Office. Other Grantee, Willis B. Baldwin having died on or about May 18, 2008.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **28th** day of **November**, **2011.**

Shelby County, AL 12/07/2011
State of Alabama
Deed Tax:$420.00

Kay C Baldwin
Kay C. Baldwin

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kay C. Baldwin, an unmarried woman, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of November, 2011.

NOTARY PUBLIC
My Commission Expires: 6/5/2015

CLAYTON T. SWEENEY NOTARY PUBLIC