



20111209000373400 1/3 \$122.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 12/09/2011
State of Alabama
Deed Tax: \$104.00

STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:

JASON BEAUBIEN

1312 COVE LAKE CIRCLE

BIRMINGHAM, AL 35242

Customer Reference Number NAL-1157885

Netco
1112 E Copeland Rd. Ste 410
Arlington, TX 76011

Property Tax ID#: 038270011060000

WARRANTY DEED

Know all men by these presents: That for and in consideration of \$ 520,000.⁰⁰
Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the
Grantees herein, the receipt whereof is acknowledged, that GERALD A BEAUBIEN and DUSTINE K
BEAUBIEN, HUSBAND AND WIFE, whose post office address is 1312 COVE LAKE CIRCLE,
BIRMINGHAM, AL 35242 (herein referred to as Grantor), does hereby grant, bargain, sell and convey
unto JASON BEAUBIEN and WIFE, ANGELICA BEAUBIEN, whose post office address is 1312
COVE LAKE CIRCLE, BIRMINGHAM, AL 35242 (herein referred to as Grantee), the following lot
or parcel of land, situated in SHELBY County, Alabama, and being more particularly described as
follows:

**“SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT “A” INCLUDED HERewith AND
MADE A PART HEREOF”**

PROPERTY ADDRESS: 1312 COVE LAKE CIRCLE, BIRMINGHAM, AL 35242

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the
said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said
premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a
good right to sell, that the executors and administrators shall warrant and defend same to said Grantee,
Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said grantee forever.

In witness whereof, Grantor has hereunto set his/her hand and seal this 10th day of

Dec 2011
[Signature]
GERALD A BEAUBIEN

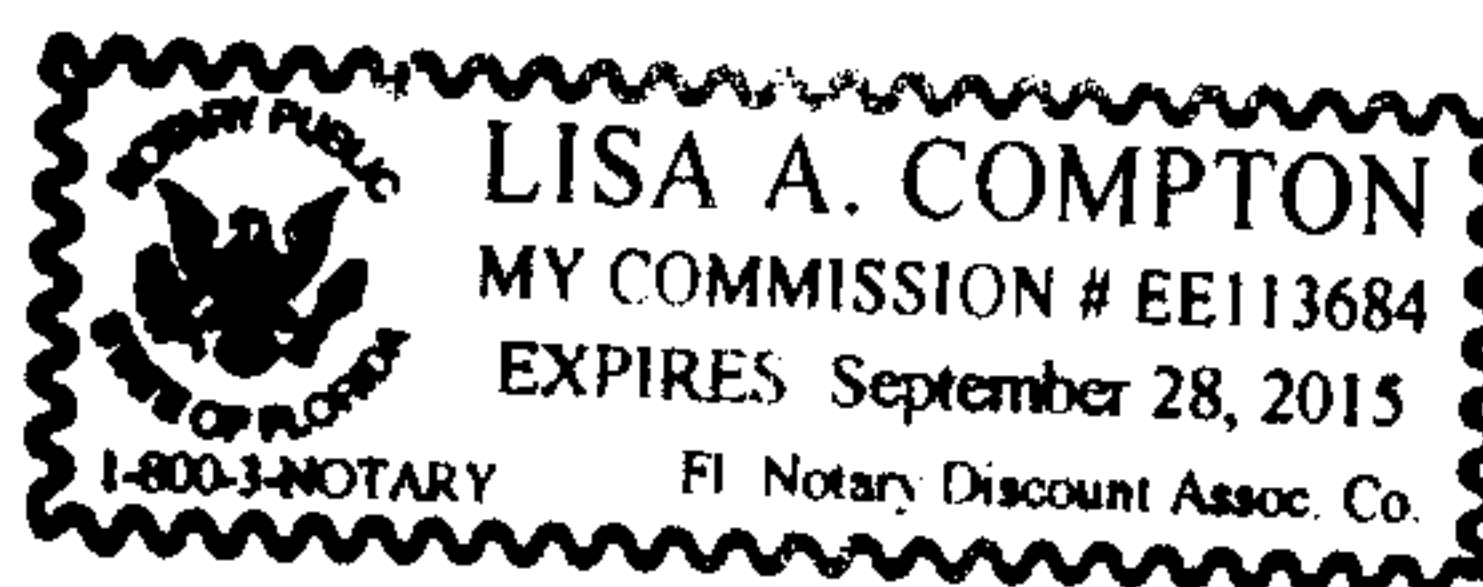
[Signature]
DUSTINE K BEAUBIEN

STATE OF FL

COUNTY OF Lee

I, LISA Compton, hereby certify that GERALD A BEAUBIEN, Married To, DUSTINE K BEAUBIEN, 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of Dec, 2011



[Signature]
Notary Public
My commission expires: 9/28/15

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Curphey & Badger Law
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546



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Exhibit “A”

Lot 84, according to the survey of the amended map of the Cove at Greystone Phase I, as recorded in Map Book 26 Page 39 A and B in the Probate Office for Shelby County, Alabama.

