


This instrument prepared by:

Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:

Mary Tina Castello
139 Warwick Circle
Alabaster, Alabama 35007


20120210000050920 1/1 \$44.50
Shelby Cnty Judge of Probate, AL
02/10/2012 01:37:58 PM FILED/CERT

Shelby County, AL 02/10/2012
State of Alabama
Deed Tax:\$32.50

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventeen Thousand Five Hundred And No/100 Dollars (\$117,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Annie M. Greer, an unmarried woman, by and through her Attorney-in-Fact, Brenda A. Smith, and Brenda Smith, a married woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Mary Tina Castello (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 169, according to the Survey of Phase 1, Weatherly Warwick Village, Sector 17, as recorded in Map Book 20, page 86, 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.

Eighty-Five Thousand And No/100 Dollars (\$85,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of Brenda Smith, nor that of her spouse, neither is it contiguous thereto.

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 January 30, 2012.



Her Attorney in fact
Annie M. Greer, by and through her
Attorney-in-Fact, Brenda A. Smith


Brenda Smith

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Annie M. Greer, by and through her Attorney-in-Fact, Brenda A. Smith and Brenda Smith, 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 30th day of January, 2012.


Notary Public
Commission Expires: