

After Recording Send Tax Notice To:

Michael Semon
4337 Heritage View Road
Birmingham, AL 35242

\$10,000.00


20120227000068080 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
02/27/2012 12:23:08 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents: THAT in consideration of good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **Michael G. Semon**, a single man, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes his homestead, grants, bargains, sells and conveys unto **Michael Glenn Semon, Trustee of the Semon Family Trust dated January 16, 2012**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

Lot 37, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Page 23 A & B, in the Probate Office of Shelby County, Alabama.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

Michael G. Semon is the surviving Grantee of that certain deed recorded in Book 334, Page 870 in the Probate Office of Shelby County. The other Grantee, Marsha L. Semon, having died on or about the 8th day of September, 2011.

To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 02/27/2012
State of Alabama
Deed Tax: \$10.00

IN WITNESS WHEREOF, **Michael G. Semon** has hereunto set her hand and seal, this 16th day of January 16, 2012.

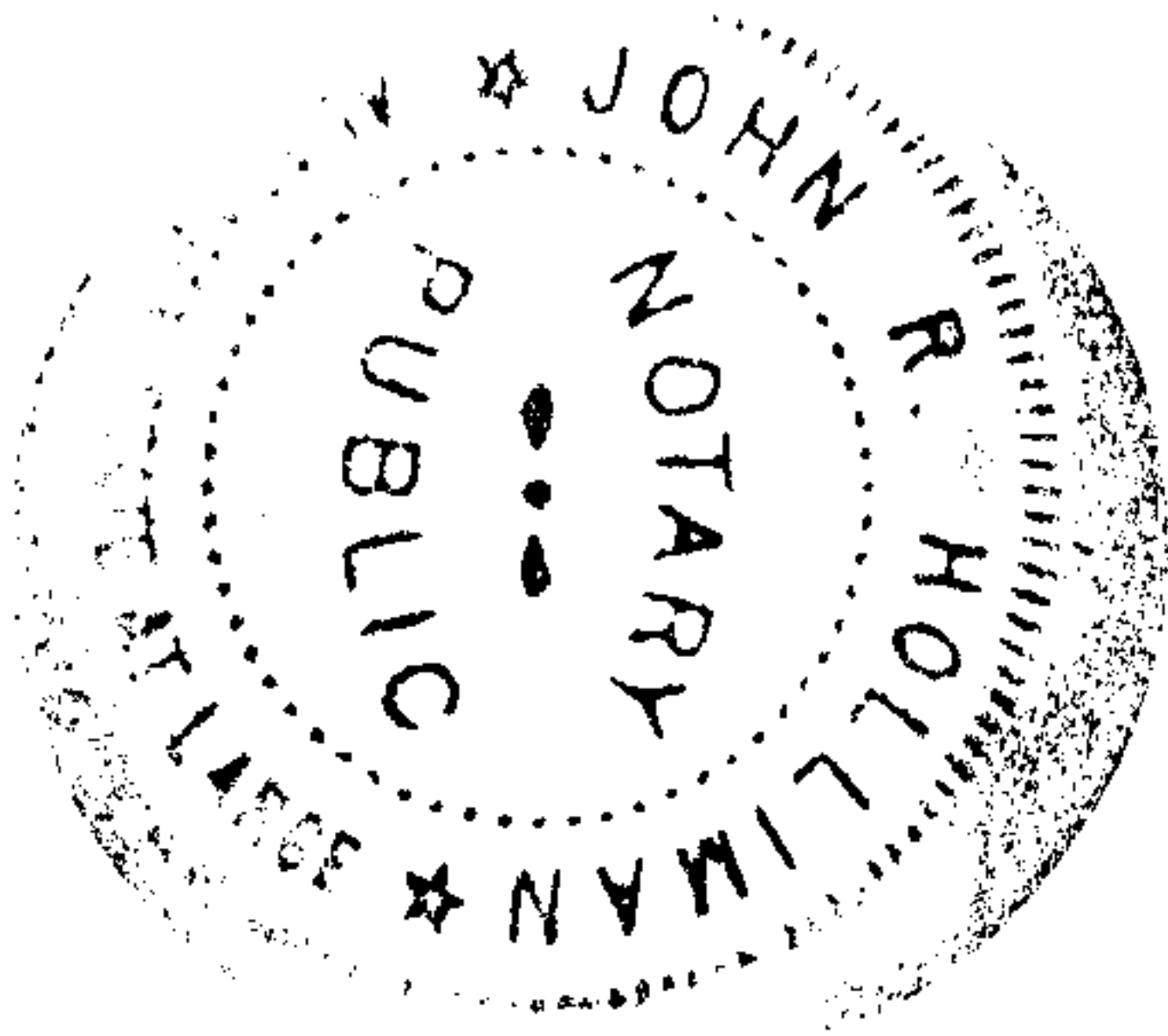

MICHAEL G. SEMON


20120227000068080 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
02/27/2012 12:23:08 PM FILED/CERT

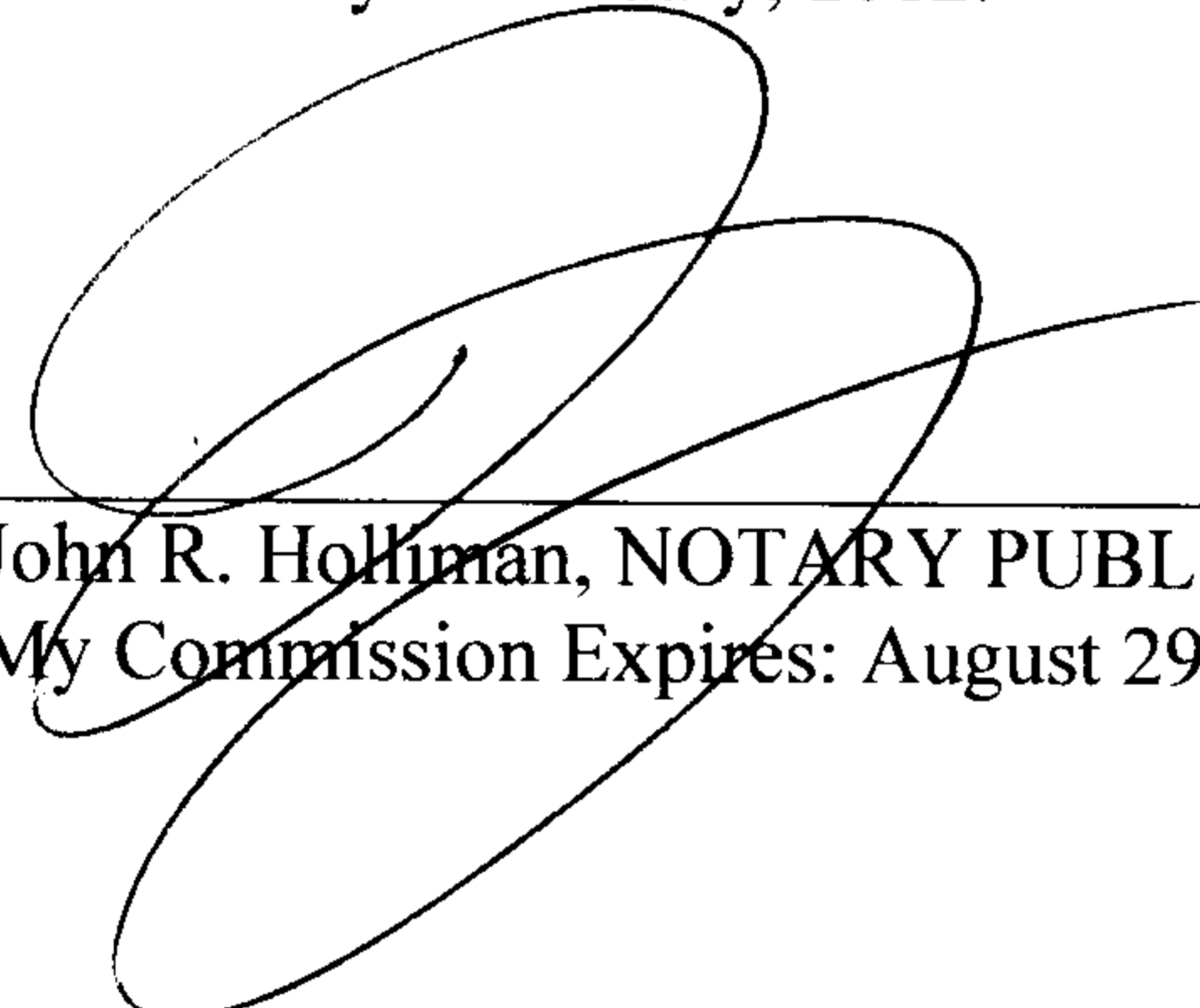
STATE OF ALABAMA

COUNTY OF SHELBY

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that **Michael G. Semon, a single man** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me 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 official seal of office
this 16th day of January, 2012.



John R. Holliman, NOTARY PUBLIC
My Commission Expires: August 29, 2014

This Document Prepared By:
Steve Bailey
Bailey & Holliman Estate
Planning Law Firm
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281