

This instrument was prepared by:

(Name) Larry L. Halcomb, Attorney
3512 Old Montgomery Highway, Suite 209
(Address) Birmingham, AL 35209

Send Tax Notice To: Cheryl D. Taback
name
241 Willow Point Circle
Alabaster, AL 35007
address

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:


20120305000077060 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
03/05/2012 12:05:30 PM FILED/CERT

That in consideration of **EIGHTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$82,500.00)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Marilyn Hearns Henderson, A Single Woman**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Cheryl D. Taback

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 27, according to the Survey of Willow Point, Phase I, as recorded in Map Book 21, Page 101, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2012.

Subject to easements and building lines as shown on recorded maps, including but not limited to any notes, conditions, and restrictions.

Subject to rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

Subject to restrictions appearing of record in Instrument No. 1997-856, but deleting any restrictions based on race, color, creed or national origin.

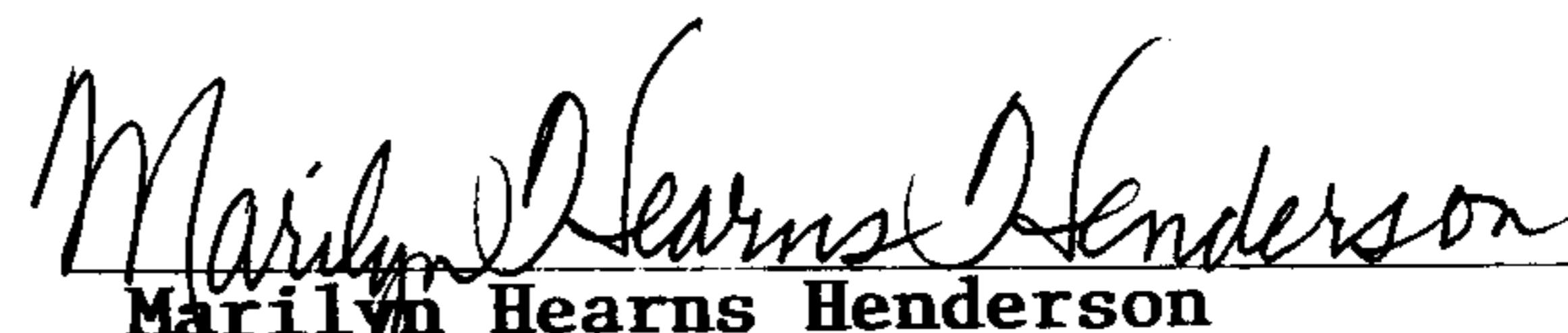
Subject to Agreement for water line by and between Alabaster Water and Gas Board and Sherman Holland, Jr., dated July 27, 1992 and recorded in Instrument No. 1993-22320 in the Probate Office.

\$ 79,612.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 27th day of February, 2012


Marilyn Hearns Henderson (Seal)

Shelby County, AL 03/05/2012
State of Alabama
Deed Tax:\$3.00

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Marilyn Hearns Henderson, A Single Woman whose name(s) 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 hands and official seal this 27th day of February, A.D., 2012


Larry L. Halcomb

Notary Public

My Commission Expires: 1/23/14