

**After recording return to:**

William H. Halbrooks  
#1 Independence Plaza, Suite 704  
Birmingham, AL 35209

FRS File No.: 682400

Customer File No.: 2011-16658

**WARRANTY DEED**

THE STATE OF Alabama  
COUNTY OF Shelby }

(\$432,500.00)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Thirty-two Thousand, Five Hundred and no/100-----DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Paul Alan Brady and Andrea Brady, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

of Donald Shawn Jordan

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 80, according to the Amended Map of the Cove at Greystone Phase 1, as recorded in Map Book 26, pages 39 A& B, in the Probate Office of Shelby, County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 1313 Cove Lake Circle, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

\$ 265,000. - of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\$ 100,000. - of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Shelby County, AL 03/13/2012  
State of Alabama  
Deed Tax:\$67.50



20120313000087400 1/2 \$82.50  
Shelby Cnty Judge of Probate, AL  
03/13/2012 12:52:32 PM FILED/CERT

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 27<sup>th</sup> day of December, 2011.

Paul Alan Brady (Seal)  
Paul Alan Brady

Andrea Brady (Seal)  
Andrea Brady

THE STATE OF Alabama }  
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul Alan Brady married (fill in marital status) 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, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 27<sup>th</sup> day of December, 2011.

Christie Marie Fyfe (Seal)  
Notary Public

May 09, 2015  
My Commission Expires

THE STATE OF Alabama }  
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Andrea Brady married (fill in marital status) 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 27<sup>th</sup> day of December, 2011.

Christie Marie Fyfe (Seal)  
Notary Public

May 09, 2015  
My Commission Expires

This document prepared by: Carol Gomez, Title Processing Specialist, 7500 N. Dallas Parkway, Suite 100, One Legacy Circle, Plano, TX 75024

