


45852
Shelby

This conveyance prepared without the benefit of title or a current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
Bobbie Holt
517 Meadow Ridge Circle
Birmingham, Alabama 35242

This instrument was prepared by:
Julia C. Kimbrough
Allison, May & Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238



20120319000093330 1/2 \$36.00
Shelby Cnty Judge of Probate, AL
03/19/2012 10:16:01 AM FILED/CERT

Statutory Warranty Deed

Source of Title Deeds Book 2004, Page 081520
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF Twenty Thousand and 00/100 (\$20,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Bobbie H. Brogden, n.k.a. Bobbie Holt, an unmarried woman and Thomas R. Brogden, an unmarried man**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Bobbie Holt, an unmarried woman** (herein referred to as Grantee, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 17, according to the Survey of Meadow Brook Cluster Homes, 1st Sector, as recorded in Map Book 13, Page 20, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto;
2. Taxes for the year 2012;
3. Subject to the existing mortgage which the grantee hereby acknowledges and assumes full responsibility therefor; and
4. All other existing easements, covenants, restrictions, setback lines, right of ways, limitations of record.

The parties are executing this deed in full satisfaction of the Final Judgment of Divorce entered in the Circuit Court of Shelby County, Alabama; case styled **Bobbie Holt v. Thomas R. Brogden**, Case No.: DR 2010-900506.

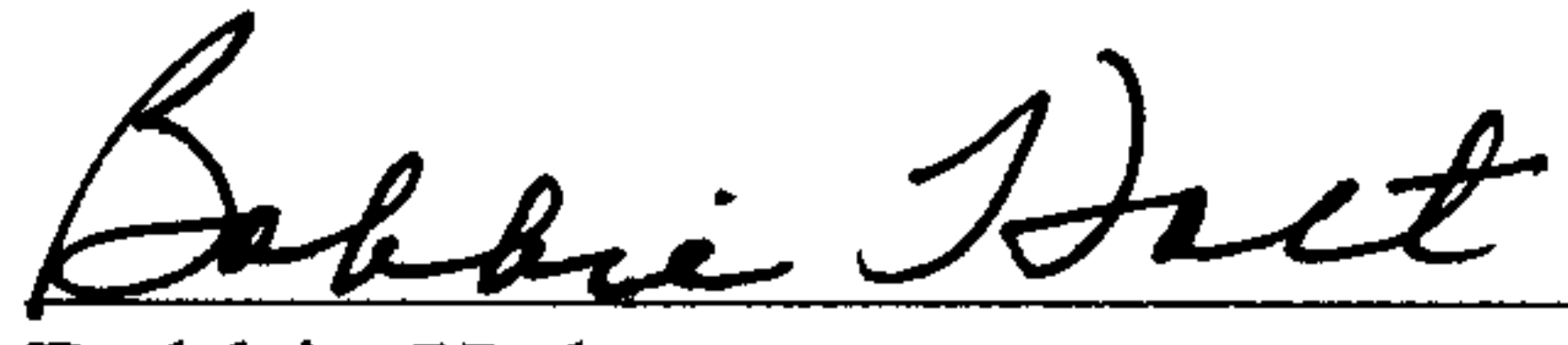
Bobbie H. Brogden and Bobbie Holt are one in the same person.

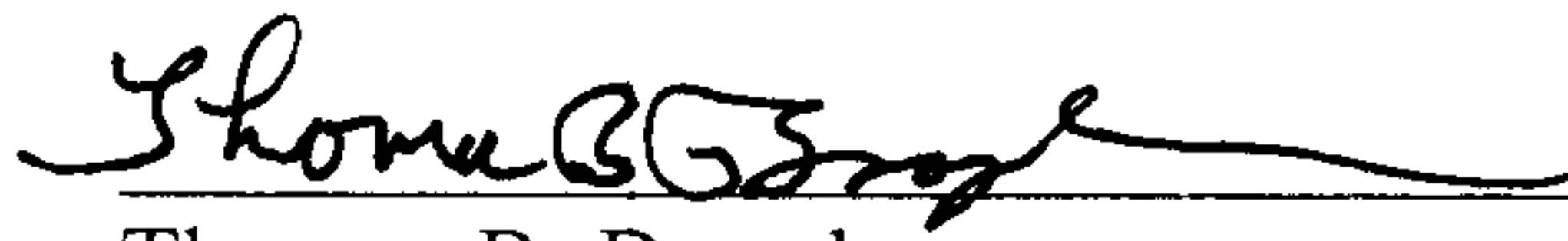
Shelby County, AL 03/19/2012
State of Alabama
Deed Tax: \$20.00

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns, forever.

Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

IN WITNESS WHEREOF, the said Grantors, have hereto set there signature and seal, this the 3 day of February, 2012.

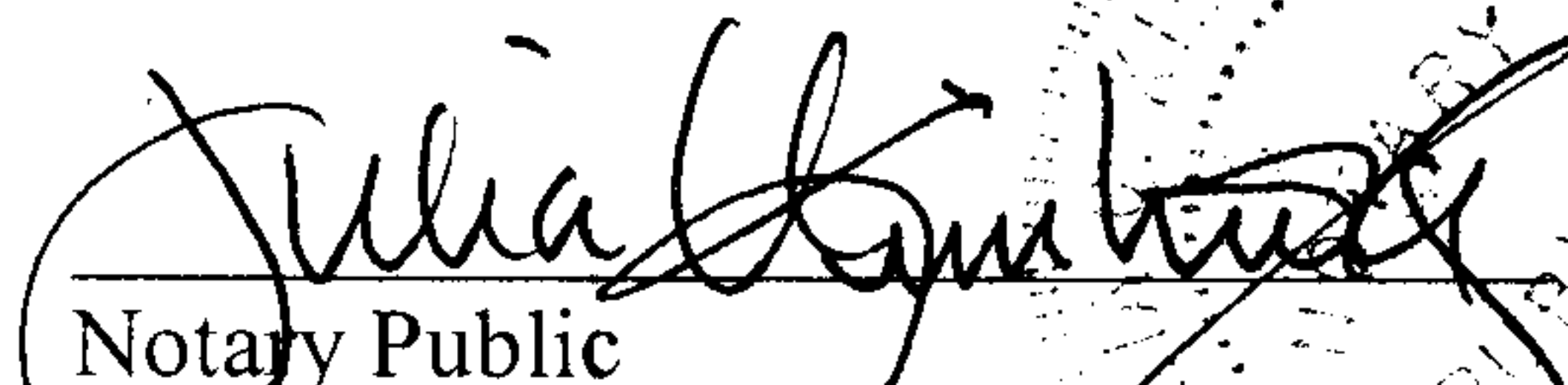

Bobbie Holt


Thomas R. Brogden

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas R. Brogden, 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 date the same bears date.

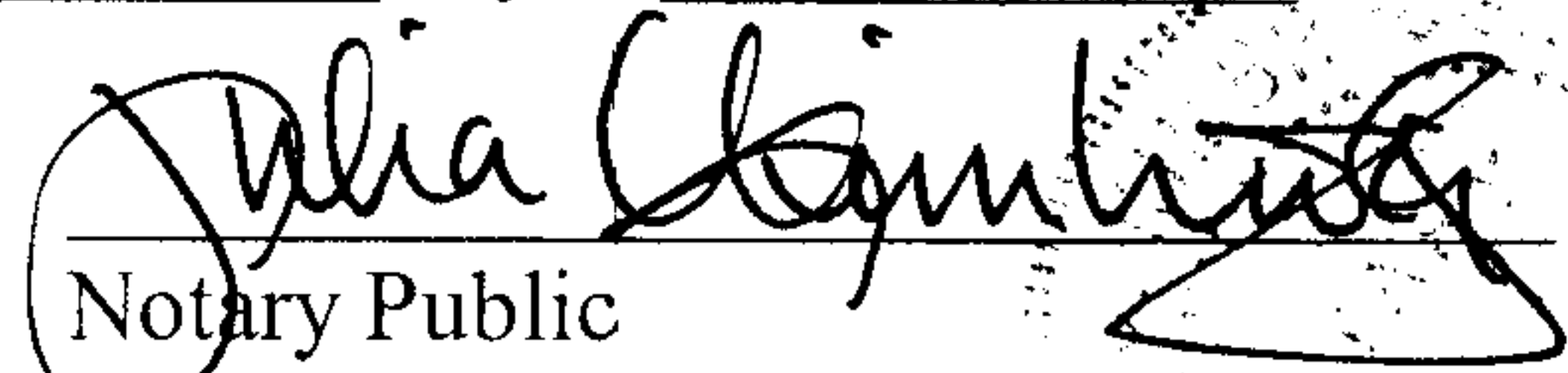
Given under my hand and official seal this the 3 day of FEBRUARY, 2012.


Notary Public
My Commission Expires: 12-8-2012

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bobbie Holt, 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 date the same bears date.

Given under my hand and official seal this the 2nd day of FEBRUARY, 2012.


Notary Public
My Commission Expires: 12-8-2012