

This Instrument prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Christopher M. Amidon
207 Hidden Creek Pkwy
Pelham, AL 35124

20120403000114270 1/1 \$15.50
Shelby Cnty Judge of Probate, AL
04/03/2012 02:28:19 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Two Thousand And No/100 Dollars (\$122,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Amy K Van Ernst, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher M. Amidon (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 211, according to the Survey of Phase Two, Hidden Creek III, as recorded in Map Book 26, page 124, 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.

One Hundred Eighteen Thousand Nine Hundred Seven And No/100 Dollars (\$118,907.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 March 23rd, 2012.

Amy K Van Ernst
Amy K Van Ernst

STATE OF ~~ALABAMA~~ Florida,
COUNTY OF ~~JEFFERSON~~ Lee

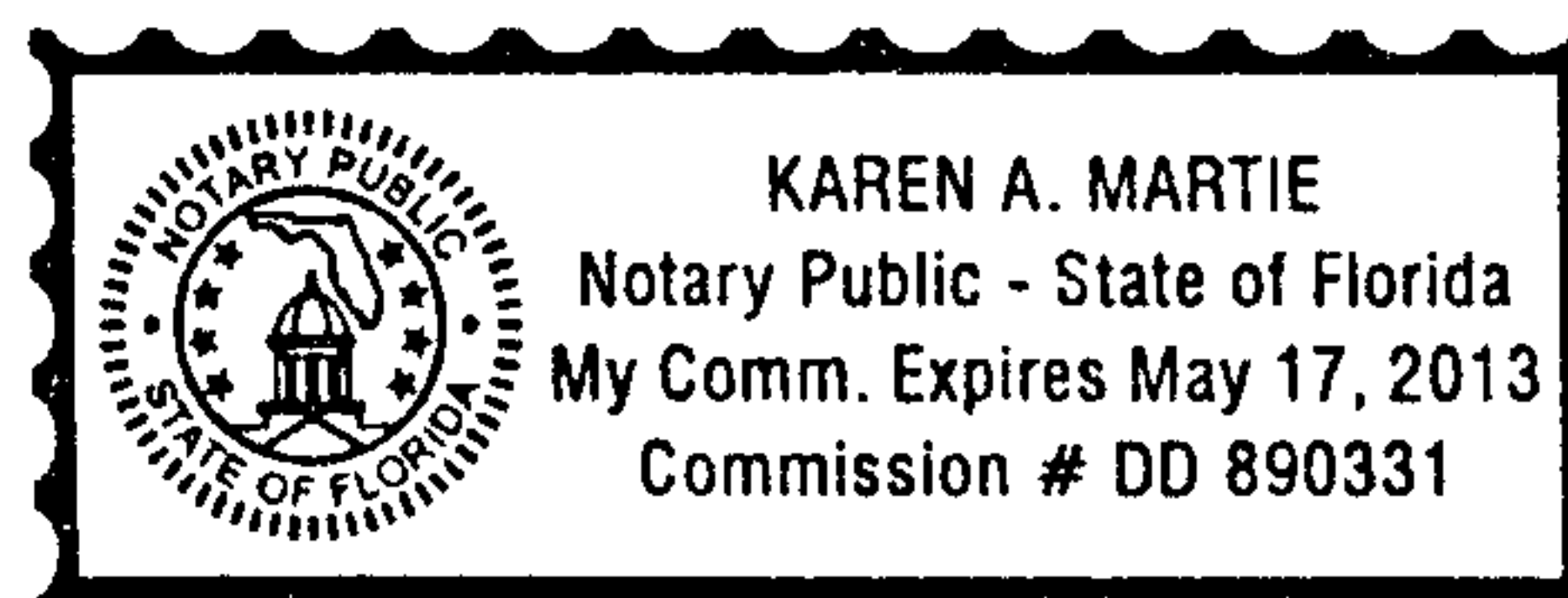
I, the undersigned, a notary public in and for said county in said state, hereby certify that Amy K. Van Ernst whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of March, 2012.

Karen A Martie
Notary Public

My Commission Expires:

may 17, 2013



Shelby County, AL 04/03/2012
State of Alabama
Deed Tax: \$3.50