

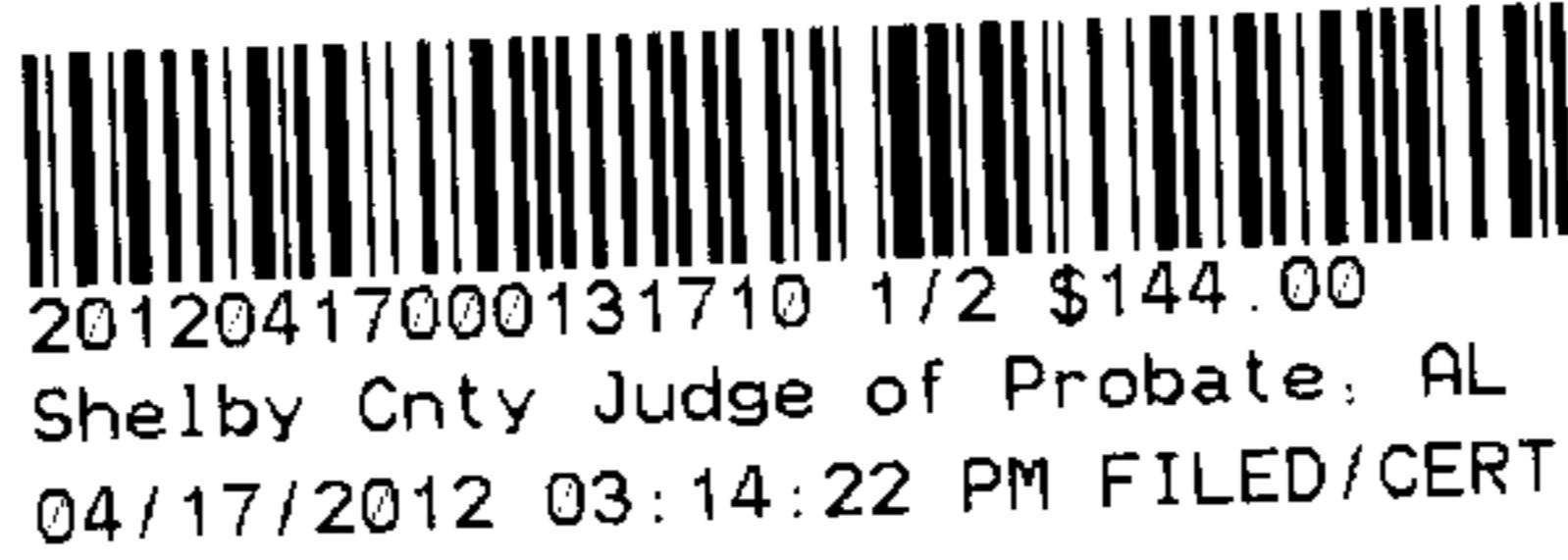
This instrument prepared by:  
**JESSICA KIRK DRENNAN**  
**500 Office Park Drive, Suite 100**  
**Birmingham, AL 35223**  
**(205) 803-3500**

Send tax notice to:  
**AMBER L. STRAIN**  
**1447 Laurens Street**  
**Birmingham, AL 35242**

Source of Title:

**STATE OF ALABAMA**  
)

**COUNTY OF SHELBY**  
)



Shelby County, AL 04/17/2012  
State of Alabama  
Deed Tax:\$129.00

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that pursuant to a Final Judgment of Divorce, entered on March 9, 2012, in Shelby County, Alabama, case number: DR-11-900163 and in consideration of Ten Dollars (\$10.00) and other valuable considerations to the undersigned Grantors paid by the Grantee herein, the receipt whereof is acknowledged, we, **JOSEPH M. STRAIN**, an unmarried man, and **AMBER L. STRAIN**, an unmarried woman, do grant, bargain, sell and convey unto **AMBER L. STRAIN**, an unmarried woman, the following described real estate, situated in the County of Shelby and State of Alabama, to-wit:

Lot 6A, according to the Final Plat of the Residential Subdivision, Beaumont, Phase 5, Resurvey of Lots 1-31, as recorded in Map Book 40, page 5, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Mineral and mining rights and rights incident thereto recorded in Misc. Volume 5, page 355; Misc. Volume 4, page 442 and Misc. Volume 48, page 427, in the Probate Office of Shelby County, Alabama; (3) Restrictions appearing of record in Instrument 20060411000166620, in the Probate Office of Shelby County, Alabama; (4) Agreement for Covenants as recorded in Instrument 20060607000270390, in the Probate Office of Shelby County, Alabama; (5) Declaration of Covenants, Conditions and Restrictions for Beaumont Residential Subdivision, as recorded in Instrument 20070626000297880, amended in Instrument 20071130000543120, and further amended in Instrument 20080814000326670, in the Probate Office of Shelby County, Alabama; (6) Grant of Land Easement with Restrictive Covenants recorded in Instrument 20070418000180130 and Instrument 20071109000517680, in the Probate Office of Shelby County, Alabama; (7) Building line(s) and Easement(s), as shown by recorded map.

**No title search conducted by scrivener.**

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, we have hereunto set our hands and seals this 31

day of March, 2012.

Witness

**JOSEPH M. STRAIN**

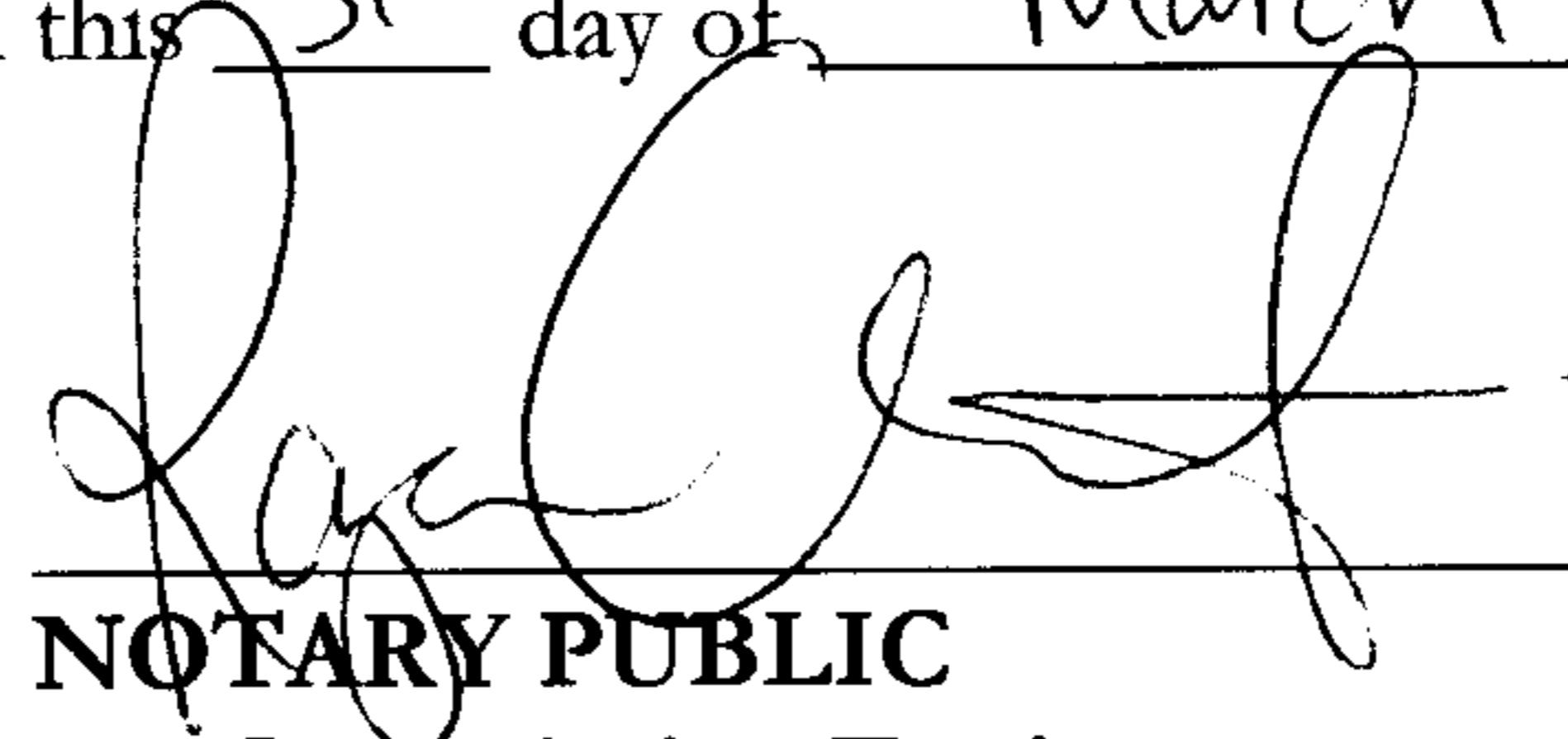
Brooke Roberson  
WITNESS

Amber L. Strain  
AMBER L. STRAIN

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for the State at Large, hereby certify that **JOSEPH M. STRAIN** 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 31 day of March, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES JANUARY 26, 2016

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned authority, a Notary Public in and for the State at Large, hereby certify that **AMBER L. STRAIN** 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 official seal this 2<sup>nd</sup> day of April, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 6/7/2014

  
20120417000131710 2/2 \$144.00  
Shelby Cnty Judge of Probate, AL  
04/17/2012 03:14:22 PM FILED/CERT