

This Instrument Was Prepared By:
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
DANELA FAYE WOLFE
454 16th Street
Calera, AL 35040

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$65,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LEON WILLIAM SEGERS AND ELENA MARIE SEGERS A MARRIED COUPLE**, hereinafter called "GRANTOR," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **DANELA FAYE WOLFE (A UNMARRIED WOMAN)**, hereinafter called "GRANTEE" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY COUNTY**, Alabama, to-wit:

Lot 3 and 4, in Block 77, according to Dunstan's Map of the Town of Calera, Alabama, as shown by map of said subdivision.

NOTE: Subject to all items of record.

NOTE: \$60,713.00 of the above consideration is paid with Purchase Quicken Loans Inc. executed by Grantee.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 20 day of April 2012.


LEON WILLIAM SEGERS


ELENA MARIE SEGERS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, **CHRISTOPHER R. SMITHERMAN**, a Notary Public for the State at Large, hereby certify that the above posted name, **LEON WILLIAM SEGERS**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 20 day of April, 2012.


NOTARY PUBLIC

My Commission Expires: 5/13/2012

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, **CHRISTOPHER R. SMITHERMAN**, a Notary Public for the State at Large, hereby certify that the above posted name, **ELENA MARIE SEGERS**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 20 day of April, 2012.


NOTARY PUBLIC

My Commission Expires: 5/13/2012



20120426000144220 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
04/26/2012 01:21:47 PM FILED/CERT

Shelby County, AL 04/26/2012
State of Alabama
Deed Tax: \$4.50

EXHIBIT "A"

Lot 3 and 4, in Block 77, according to Dunstan's Map of the Town of Calera, Alabama, as shown by map of said subdivision. Situated in Shelby County.



20120426000144220 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
04/26/2012 01:21:47 PM FILED/CERT