

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KEVIN F. O'BRIEN AND REBECCA L. O'BRIEN** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **NATALIE E. HOLLAR** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 58, according to the Survey of Greystone Village, Phase 1, as recorded in Map Book 18, Page 9, and amended in Map Book 20, Page 32, in the Probate Office of Shelby County, Alabama.

For ad valorem tax appraisal purpose only, the mailing address of the above described property is: 541 Saint Lauren Way, Birmingham, AL 35242.

\$ 248,437.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, conditions, restrictions, reservations, easements, minimum set-back lines, and rights of way, if any, heretofore imposed of record affecting title to said property, municipal zoning, ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantors do, for themselves, their successors and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors and assigns shall Warrant and Defend the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 20th day of April, 2012.

WITNESS

WITNESS

KEVIN F. O'BRIEN

KEVIN F. O'BRIEN, By Max Bahos, Agent {L.S.}

REBECCA L. O'BRIEN

REBECCA L. O'BRIEN, By Max Bahos, Agent {L.S.}

20120502000151960 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
05/02/2012 12:16:52 PM FILED/CERT

Shelby County, AL 05/02/2012
State of Alabama
Deed Tax: \$6.50

STATE OF ALABAMA

COUNTY OF Montgomery

I, the undersigned notary public, in and for said county and state, hereby certify that **Max Bahos**, as agent for both **Kevin F. O'Brien and Rebecca L. O'Brien**, 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 20th day of April, 2012.

Renell Wilson
Notary Public
My commission expires 7/25/14

GRANTEE'S MAILING ADDRESS:

541 St. Lauren Way
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

A. Greg Masood, LLC
1904 Berryhill Road
Montgomery, AL 36117
Telephone: 334-239-9526 Fax: 334-239-9536
File # 12-054


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