

Send tax notice to:

SANDRA KERVIN
3028 MADISON LANE
██████████
CHELSEA, AL, 35043

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road,

Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2012213

WARRANTY DEED


20120507000158540 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
05/07/2012 09:24:09 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Eight Thousand Two Hundred and 00/100 Dollars (\$148,200.00) in hand paid to the undersigned, BILLIE R. HORTON, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by SANDRA KERVIN (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2-32, ACCORDING TO THE PLAT OF CHELSEA PARK, 2ND SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 7.5 FEET ON THE SOUTHWESTERLY SIDE.
3. DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PRK RECORDED AS INST. NO. 20041014000566950.
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK, 2ND SECTOR RECORDED AS INST. NO. 20041014000566960.
5. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 34, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. TRANSMISSION LINE PERMIT(S) GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 112, PAGE 111, IN PROBATE OFFICE.
7. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN INST. NO. 1997-9552, INST. NO 2000-94480 AND INST. NO. 2001-27341, IN PROBATE OFFICE.

\$118,560.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

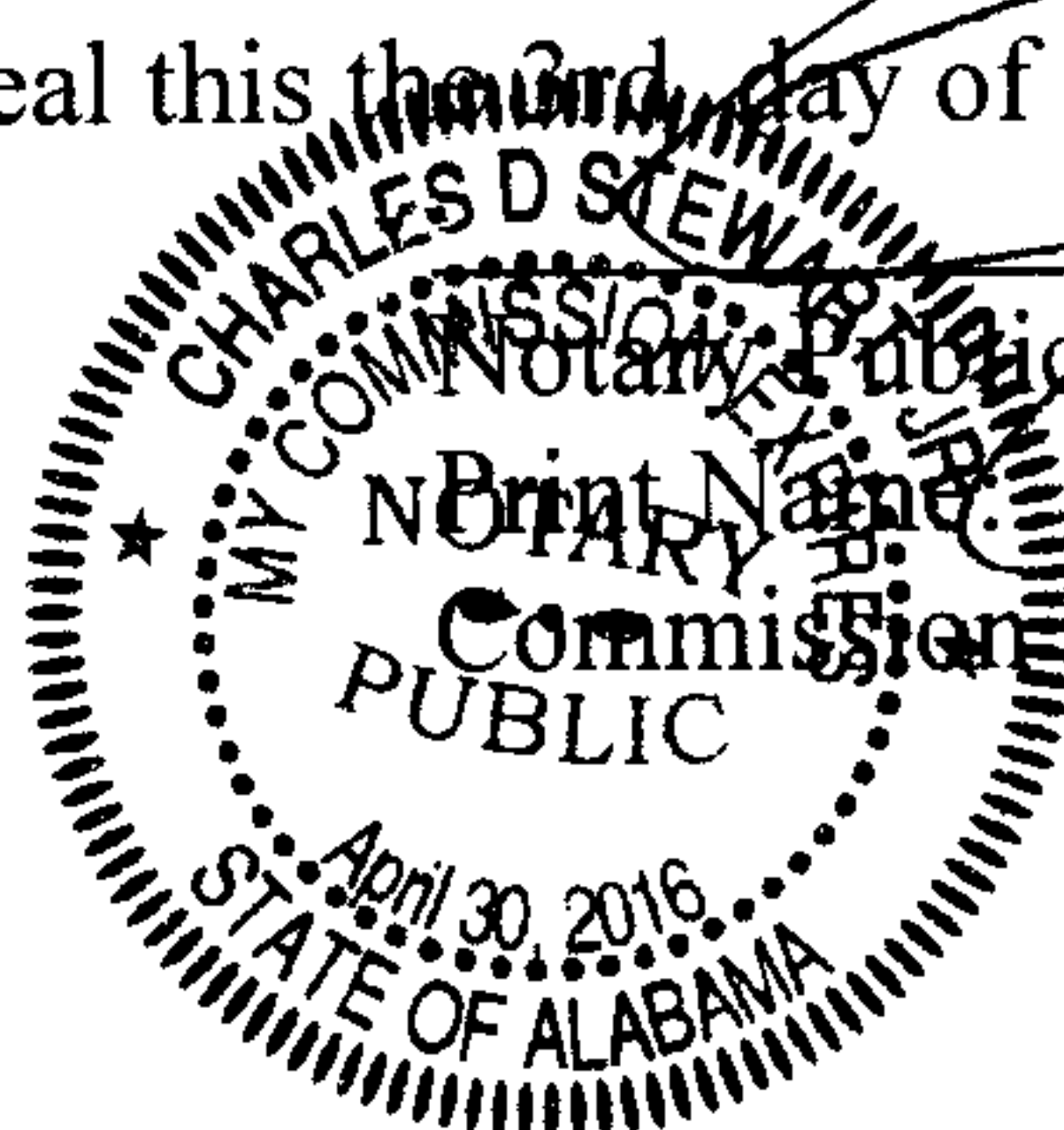
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 3rd day of May, 2012.

Billie R. Horton
BILLIE R. HORTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLIE R. HORTON, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

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


Charles D. Stewart
Notary Public
Commission Expires: 4-30-16


20120507000158540 2/2 \$45.00
Shelby Cnty Judge of Probate, AL
05/07/2012 09:24:09 AM FILED/CERT

Shelby County, AL 05/07/2012
State of Alabama
Deed Tax: \$30.00