

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
LISA R. SWARTZ
110 CAMBRIDGE POINTE CIRCLE
ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Twenty One Thousand Five Hundred and 00/100 Dollars (\$121,500.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, MILIE J. AVERY AND DONNA F. WALKER, husband and wife (herein referred to as “Grantors”), do grant, bargain, sell, and convey unto LISA R. SWARTZ (herein referred to as “Grantee”), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:


LOT 16, ACCORDING TO THE MAP AND SURVEY OF CAMBRIDGE POINTE, FIRST SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 59, 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.

\$118,419.00 OF THE PURCHASE PRICE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

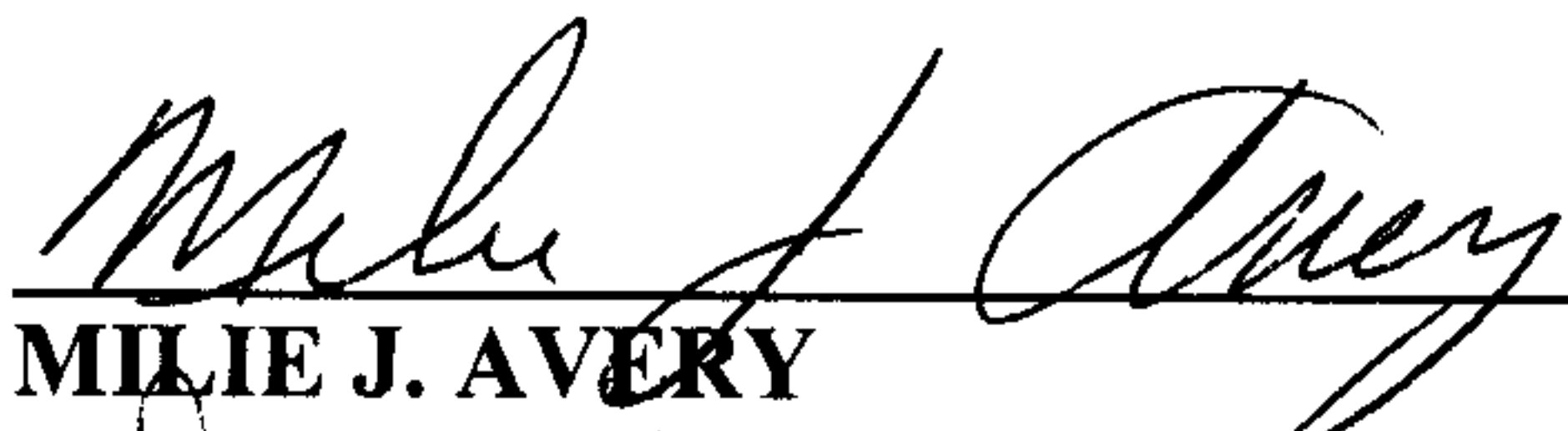
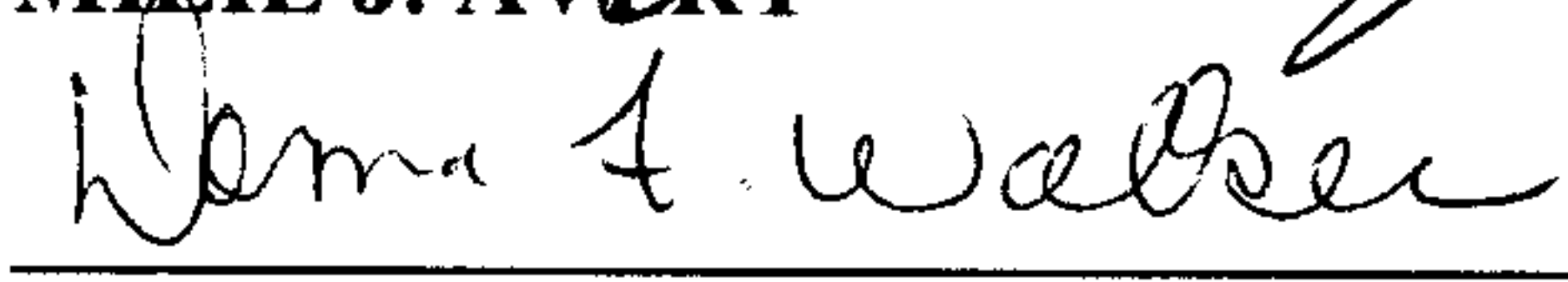
TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.


20120508000161470 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
05/08/2012 09:40:49 AM FILED/CERT

Shelby County, AL 05/08/2012
State of Alabama
Deed Tax:\$3.50

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 1st day of MAY , 2012.



MILIE J. AVERY

DONNA F. WALKER

STATE OF ALABAMA)
SHELBYCOUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MILIE J. AVERY, 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 1st day of MAY, 2012.



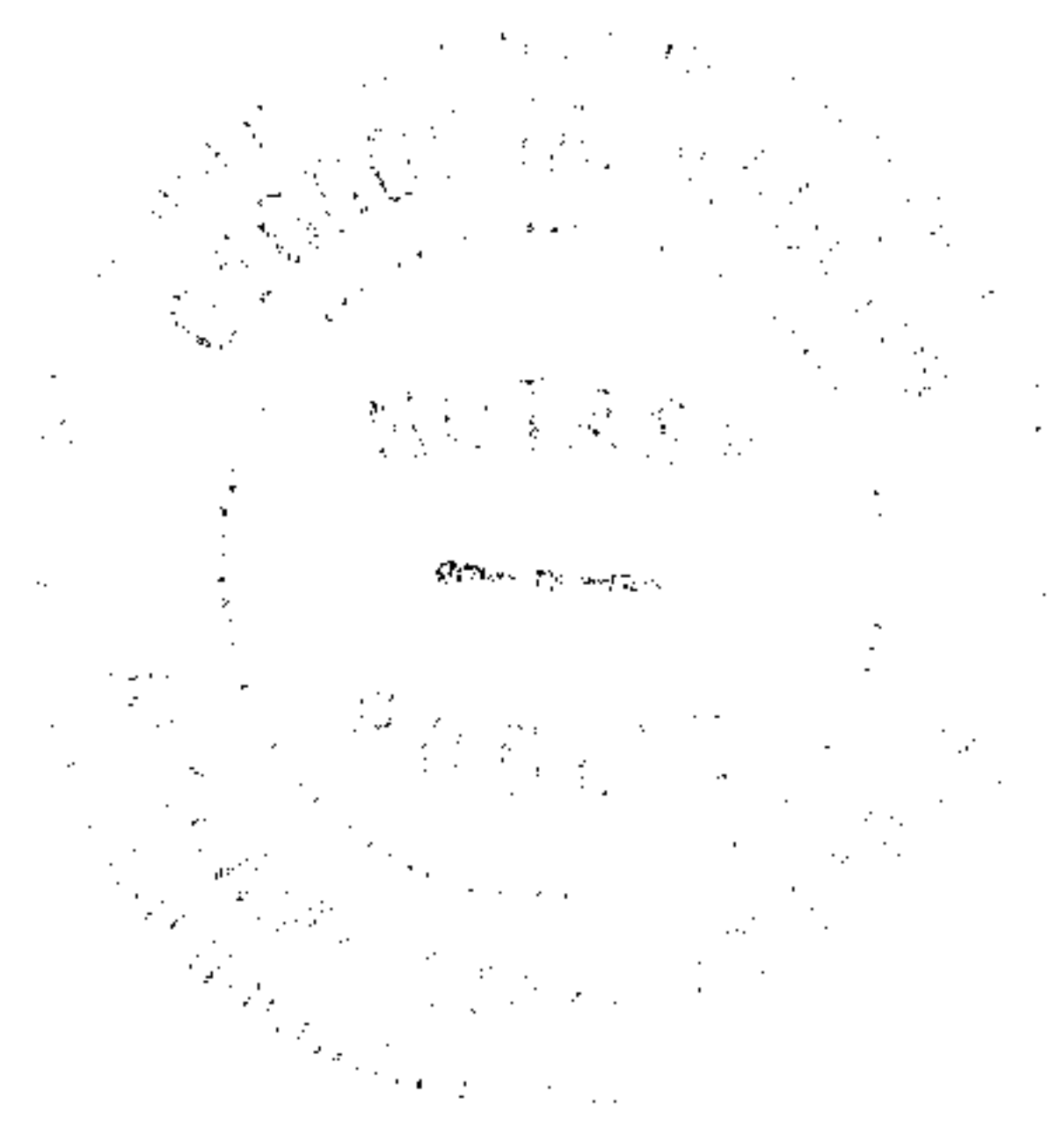



Notary Public
My Commission Expires: 9/07/2014

STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DONNA F. WALKER, 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 1st day of MAY, 2012.





Notary Public
My Commission Expires: 9/07/2014


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