

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Ken Azar  
4034 Milners Crescent  
Birmingham, AL 35242

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred sixty nine thousand nine hundred and no/100 (\$169,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Wayne Graves, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ken Azar** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 418, according to the Survey of Greystone Legacy, 4<sup>th</sup> Sector, Phase II, as recorded in Map Book 32, Page 84, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 22<sup>nd</sup> day of May, 2012.

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**Wayne Graves**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Wayne Graves, a married man** 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22<sup>nd</sup> day of May, 2012.

**B. CHRISTOPHER BATTLES**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 25, 2013

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02-25-2013

  
20120525000187370 1/1 \$182.00  
Shelby Cnty Judge of Probate, AL  
05/25/2012 03:50:54 PM FILED/CERT

Shelby County, AL 05/25/2012  
State of Alabama  
Deed Tax: \$170.00