

This Instrument Prepared By:
Michael W. Lindsey, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICE TO:
MICHAEL G. BRUNO
DONNA M. BRUNO
1261 Braemer Court
Hoover, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **Two Hundred Eighty Five Thousand and no/100 Dollars (\$285,000.00)** and other good and valuable consideration paid by the Grantees herein, the receipt of which is hereby acknowledged, **Catherine Kelly Owens (a single woman), Trustee of the Catherine Kelly Owens Management Trust dated September 19, 2008** (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto **Michael G. Bruno and Donna M. Bruno** (herein referred to as "Grantees"), all of her rights, title, and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

LOT 64, ACCORDING TO THE SURVEY OF THE HAVEN AT GREYSTONE, 2ND SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 96 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to all restrictions of record in the Probate Office of SHELBY County, Alabama.

The property address is: 1261 BRAEMER COURT HOOVER, AL 35242.

A mortgage in the amount of \$285,000.00 is being simultaneously recorded herewith.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted 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 Grantees, its heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.


20120605000196680 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/05/2012 10:14:30 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, this 25th day of May 25, 2012.

Catherine Kelly Owens (a single woman), Trustee of the Catherine Kelly Owens Management Trust dated September 19, 2008

Catherine Kelly Owens

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Catherine Kelly Owens**, whose name as **Trustee of the Catherine Kelly Owens Management Trust dated September 19, 2008** 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 instrument, she, as such Trustee, with full authority, executed the same voluntarily, acting in her capacity as aforesaid.

Given under my hand and official seal this 25th day of May, 2012.

Candice Hamington Allen

Notary Public

My Commission Expires: ~~My Commission Expires~~
September 22, 2013


20120605000196680 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/05/2012 10:14:30 AM FILED/CERT