



20120608000202670 1/2 \$51.00
Shelby Cnty Judge of Probate, AL
06/08/2012 11:20:17 AM FILED/CERT

FRS File No.: 682387

Customer File No.: 428293-000095

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Fifty-Five Thousand Five Hundred and NO/100 (\$355,500.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Clifford Green and Linda Green, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
William A. Choat, Jr. & Morgan W. Choat
of

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 277, according to the Survey of Ninth Addition Riverchase Country Club, as recorded in Map Book 8, page 46 A & B, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements and restrictions of record.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

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For ad valorem tax appraisal purposes only, the address of the property is 2004 Bridgelake Drive, Hoover, AL 35244, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

**\$ 319,950.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Shelby County, AL 06/08/2012
State of Alabama
Deed Tax: \$36.00

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 2nd day of December, 2011.

[Signature] (Seal) Linda Green (Seal)
Clifford Green Linda Green

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clifford Green a married man (fill in marital status) 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 the 2nd day of December, 2011.

Linda Bowen (Seal)
Notary Public

10/17/2012
My Commission Expires

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Linda Green a married woman (fill in marital status) 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 seal this the 2nd day of December, 2011.

Linda Bowen (Seal)
Notary Public

10-17-2012
My Commission Expires

This document prepared by: Stephen Wallace, Title Specialist, 120 Longwater Drive, Norwell, MA 02061



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