

This instrument prepared by:

John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:

Janice G. Perrine
1320 Royalty Drive
Alabaster, AL 35007



20120611000204040 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
06/11/2012 10:12:07 AM FILED/CERT

Shelby County, AL 06/11/2012
State of Alabama
Deed Tax: \$3.00

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fourteen Thousand And No/100 Dollars (\$114,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Mildred Alma Alt, an unmarried woman and Michael Wilson Prosch and Charmaine Haug Prosch, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Janice G. Perrine (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 7, Block 2, according to the Survey of Royal Place, as recorded in Map Book 17, page 143, in the Probate Office of Shelby County, Alabama.

Grantors are the surviving grantees of that certain deed recorded in Instrument #1994-26576. Richard Joseph Alt having died on August 11, 2010.

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.

One Hundred Eleven Thousand One Hundred Ten And No/100 Dollars (\$111,110.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 1, 2012.

Mildred Alma Alt

Michael Wilson Prosch

Charmaine Haug Prosch

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mildred Alma Alt, Michael Wilson Prosch, and Charmain Haug Prosch, whose name(s) is(are) signed to the foregoing conveyance and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 1st day of June, 2012.

Notary Public
Commission Expires:

JOHN HARWELL HENSON
Notary Public, Alabama State At Large
My Commission Expires Nov. 21, 2015