

Send tax notice to:

JON H. HICKS
33 HUNTERS TRACE
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012249

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in hand paid to the undersigned, JOHN MARTIN NOLES and KRISTEN M. NOLES, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by JON K. HICKS and TIFFANY S. HICKS (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:


LOT 33, ACCORDING TO THE SURVEY OF HUNTER'S GLEN, AS RECORDED IN MAP BOOK 6, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF HUNTER'S GLEN, AS RECORDED IN MAP BOOK 6, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN MISC. BOOK 11, PAGE 433, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 127, PAGE 394 AND IN DEED BOOK 131, PAGE 322, IN SAID PROBATE OFFICE.
5. RIGHT OF WAY TO SOUTH CENTRA BELL TELEPHONE COMPANY RECORDED IN DEED BOOK 292, PAGE 621, IN SAID PROBATE OFFICE.

\$147,283.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


20120622000220150 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/22/2012 11:06:12 AM FILED/CERT

Shelby County, AL 06/22/2012
State of Alabama
Deed Tax: \$3.00

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

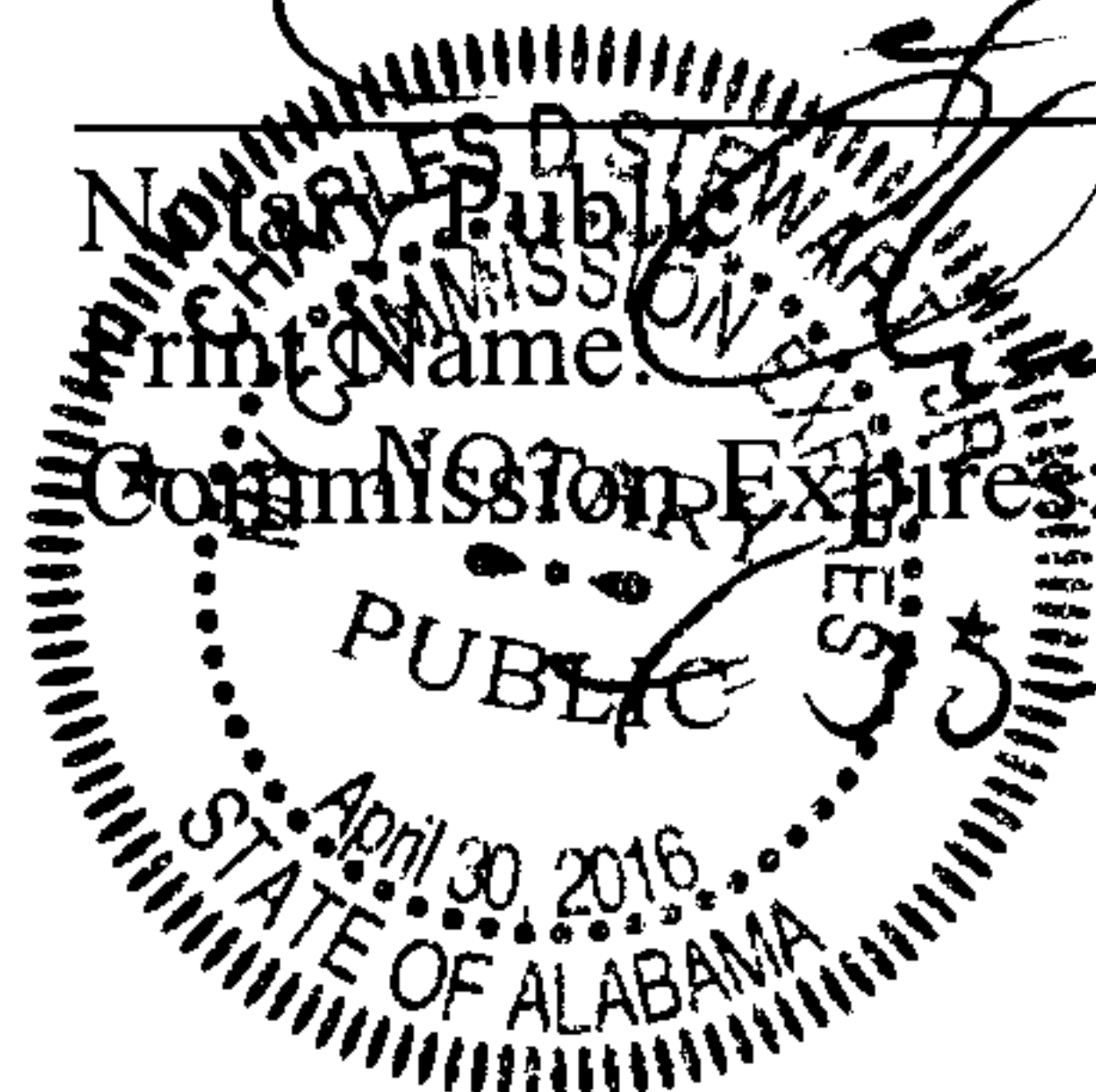

JOHN MARTIN NOLES


KRISTEN M. NOLES


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JOHN MARTIN NOLES and KRISTEN M. NOLES, whose name 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 said instrument, she executed the same
voluntarily on the day the same bears date.

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






20120622000220150 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/22/2012 11:06:12 AM FILED/CERT