

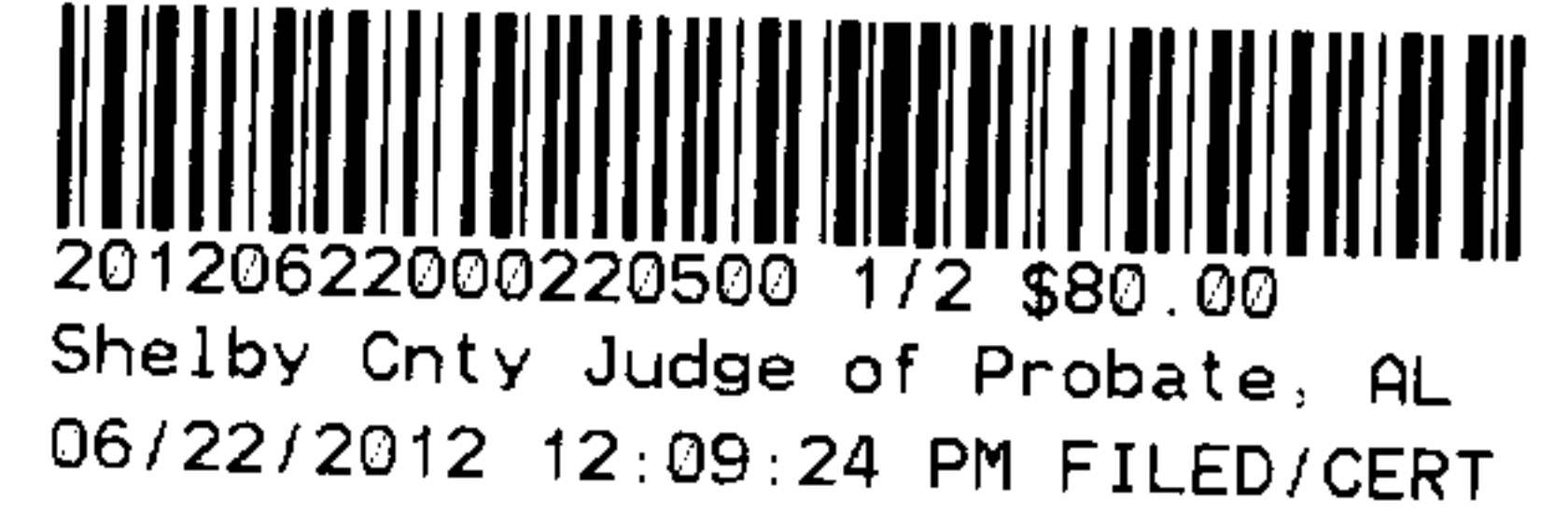
Send tax notice to:

DAVID K. HALE
127 KATY CIRCLE
BIRMINGHAM, AL, 35242

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

2012289



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) in hand paid to the undersigned, ROBERT S. BOYD and BECKY L. BOYD, Husband and Wife (hereinafter referred to as "Grantors") by DAVID K. HALE and CHERYL C. HALE (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 30-A, ACCORDING TO A RESURVEY OF LOTS 33, 30 AND 31 THE CEDARS AS RECORDED IN MAP BOOK 27, PAGE 50, 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. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
3. RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. ENCROACHMENT, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
6. EASEMENT, BUILDING LINE AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
7. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO. 1999-29516.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY R4ECORDED IN INST. NO. 2000-11843, VOLUME 124; PAGE 556 AND VOLUME 134, PAGE 553.
9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

\$260,000.00 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 18th day of June, 2012.


ROBERT S. BOYD


BECKY L. BOYD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT S. BOYD and BECKY L. BOYD, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

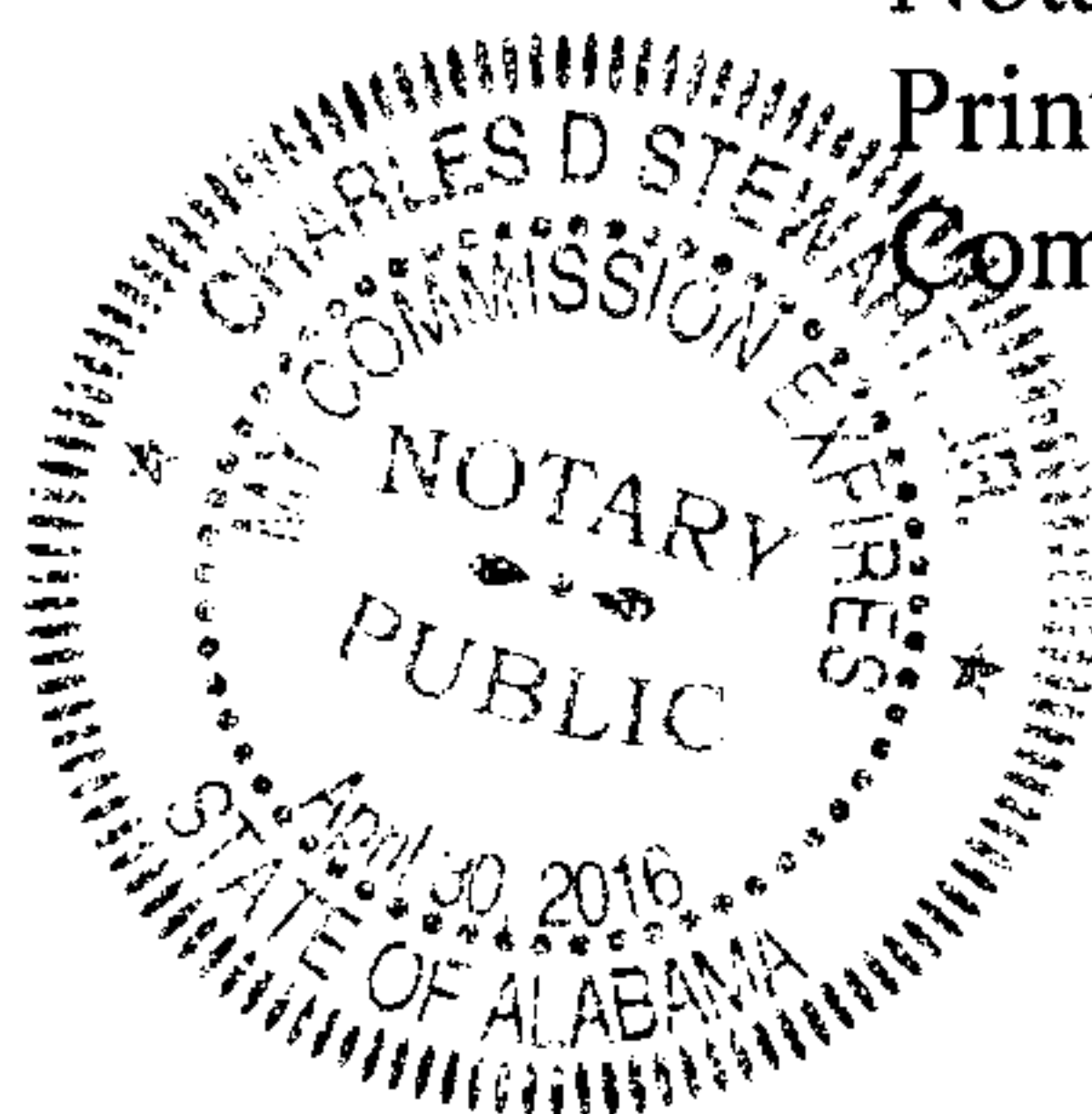
Given under my hand and official seal this the 18th day of June, 2012.


Notary Public

Print Name: 

Commission Expires: 

4-30-16



20120622000220500 2/2 \$80.00
Shelby Cnty Judge of Probate, AL
06/22/2012 12:09:24 PM FILED/CERT

Shelby County, AL 06/22/2012
State of Alabama
Deed Tax: \$65.00