


20120625000223770 1/2 \$160.00
Shelby Cnty Judge of Probate, AL
06/25/2012 02:13:54 PM FILED/CERT

Send Tax Bill to:
Karla F. Edwards
158 Big Oak Drive
Maylene, AL 35114

FILE NUMBER DAB12-514

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One hundred forty-five thousand and No/100 DOLLARS (\$145,000.00), and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged I, Benjamin Greer and Jennifer Greer, a married couple, (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Karla F. Edwards, (herein referred to as GRANTEE), his heirs, successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

Lot 521, According to the Survey of Lake Forest, Fifth sector as recorded in Map Book 30, page 25, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year 2010 and subsequent years, not yet due and payable.
2. Covenants and Restrictions as recorded in Instrument # 2002050700021381.
3. Unrecorded By-laws, if any, of Lake Forest Residential Association.
4. All items on plat recorded in Map Book 30 page 25.
5. Articles of Incorporation of Lake Forest Residential Association, Inc., as recorded in instrument number 1990-28389.

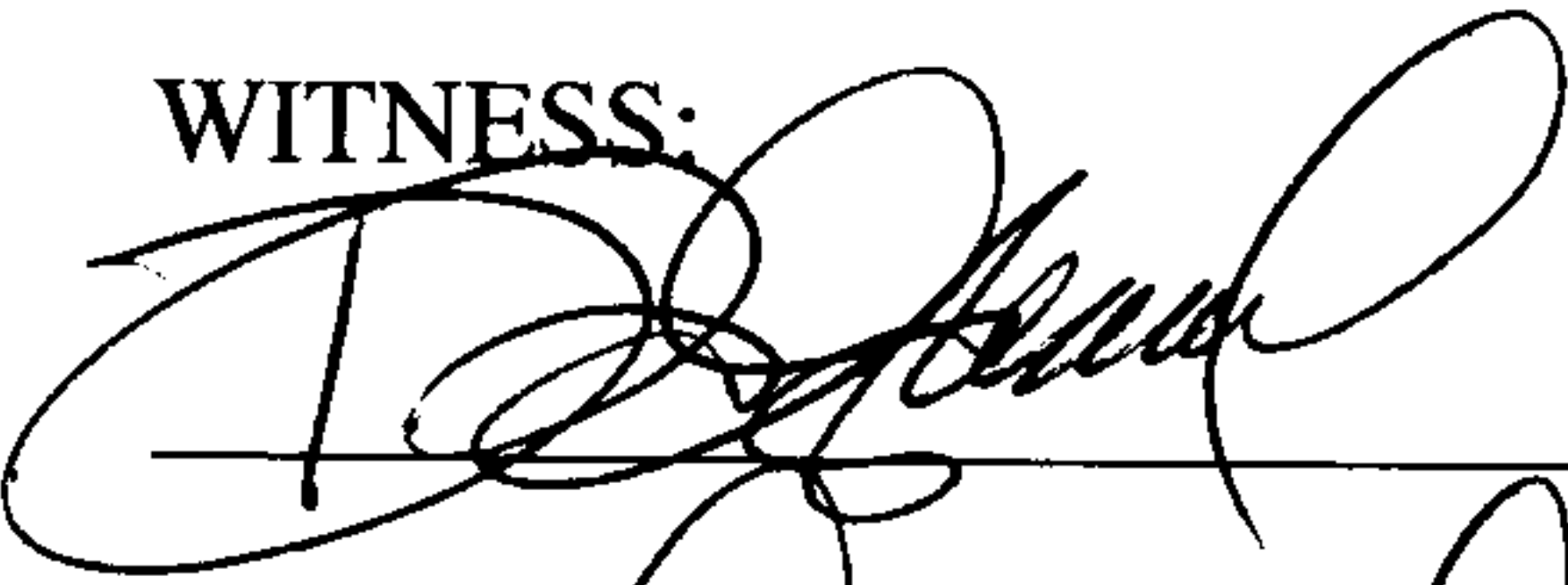
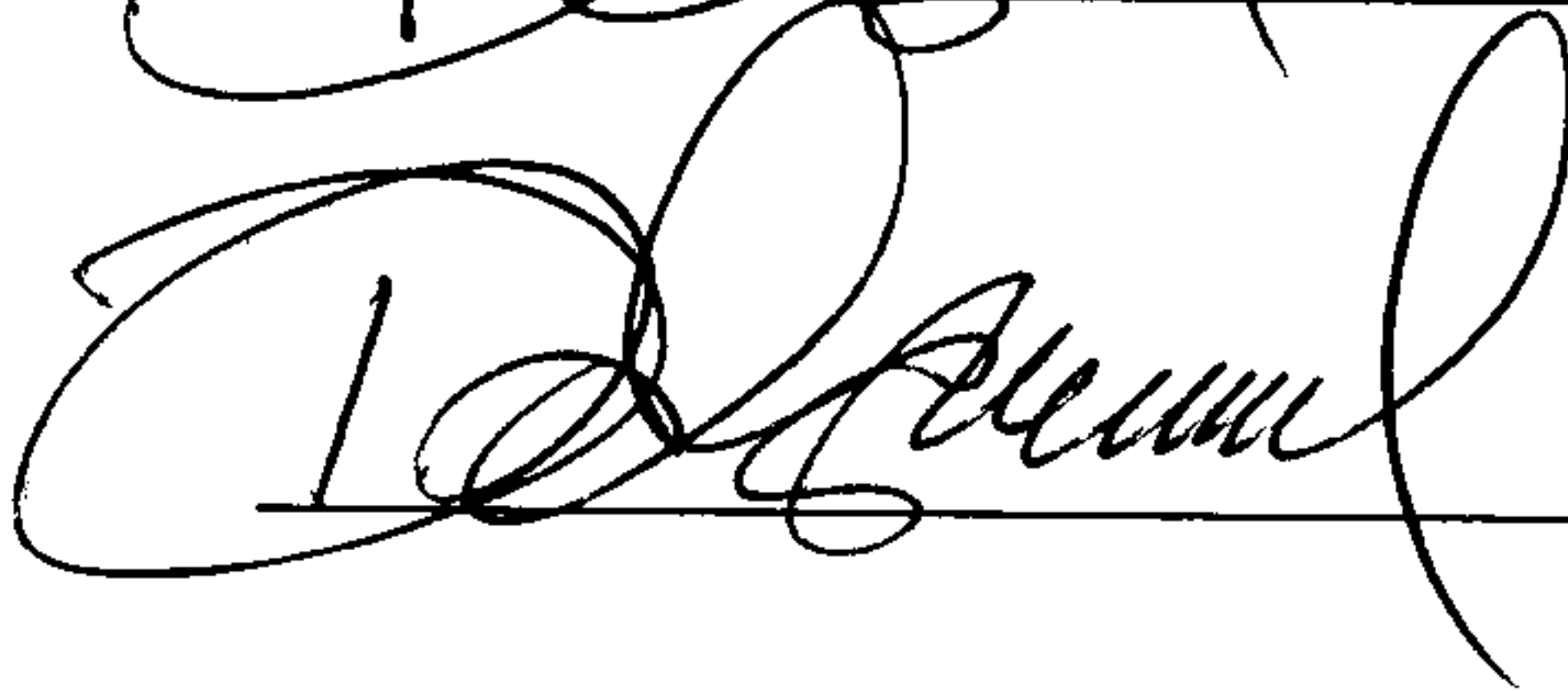
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, her heirs, successors and assigns FOREVER.

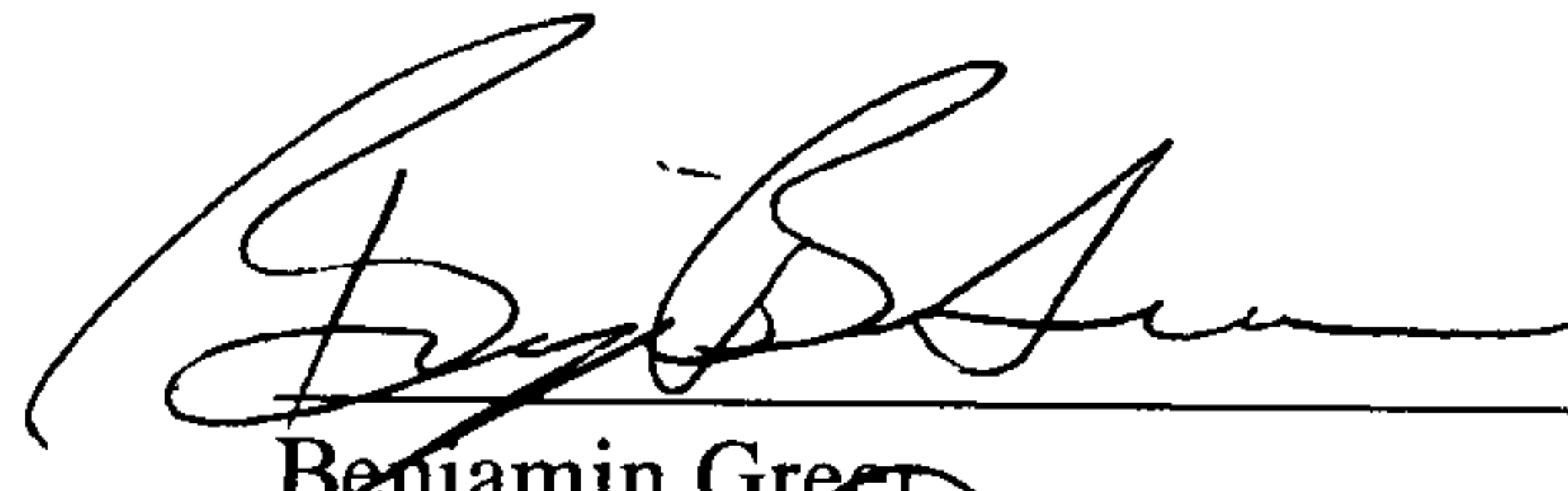
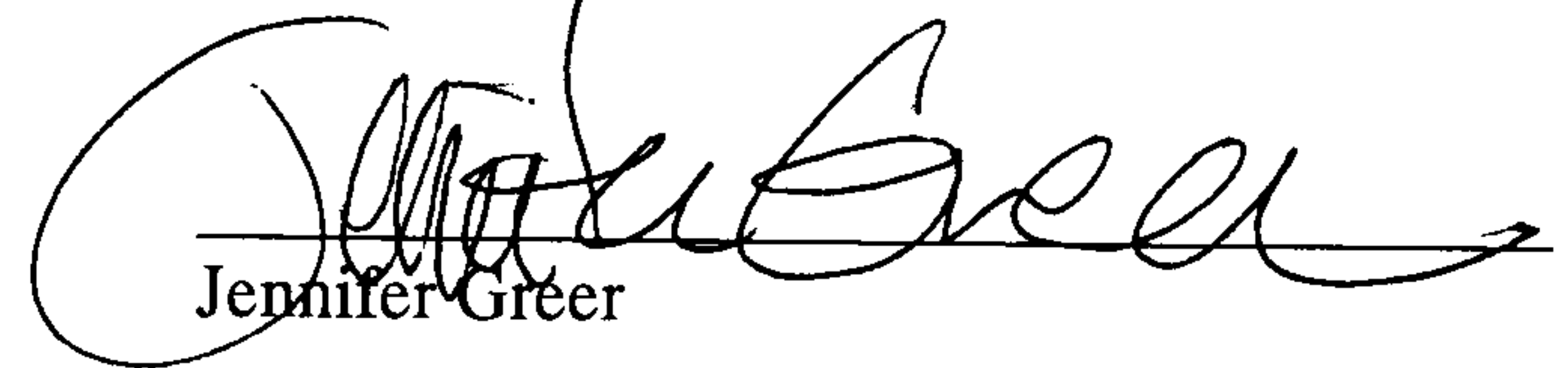
And GRANTORS do covenant with the said GRANTEE, her heirs, successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEE, her heirs, successors and assigns, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, her heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

Shelby County, AL 06/25/2012
State of Alabama
Deed Tax: \$145.00

IN WITNESS WHEREOF, I have hereunto set our hand and seal this the 22 day of June 2012.

WITNESS:

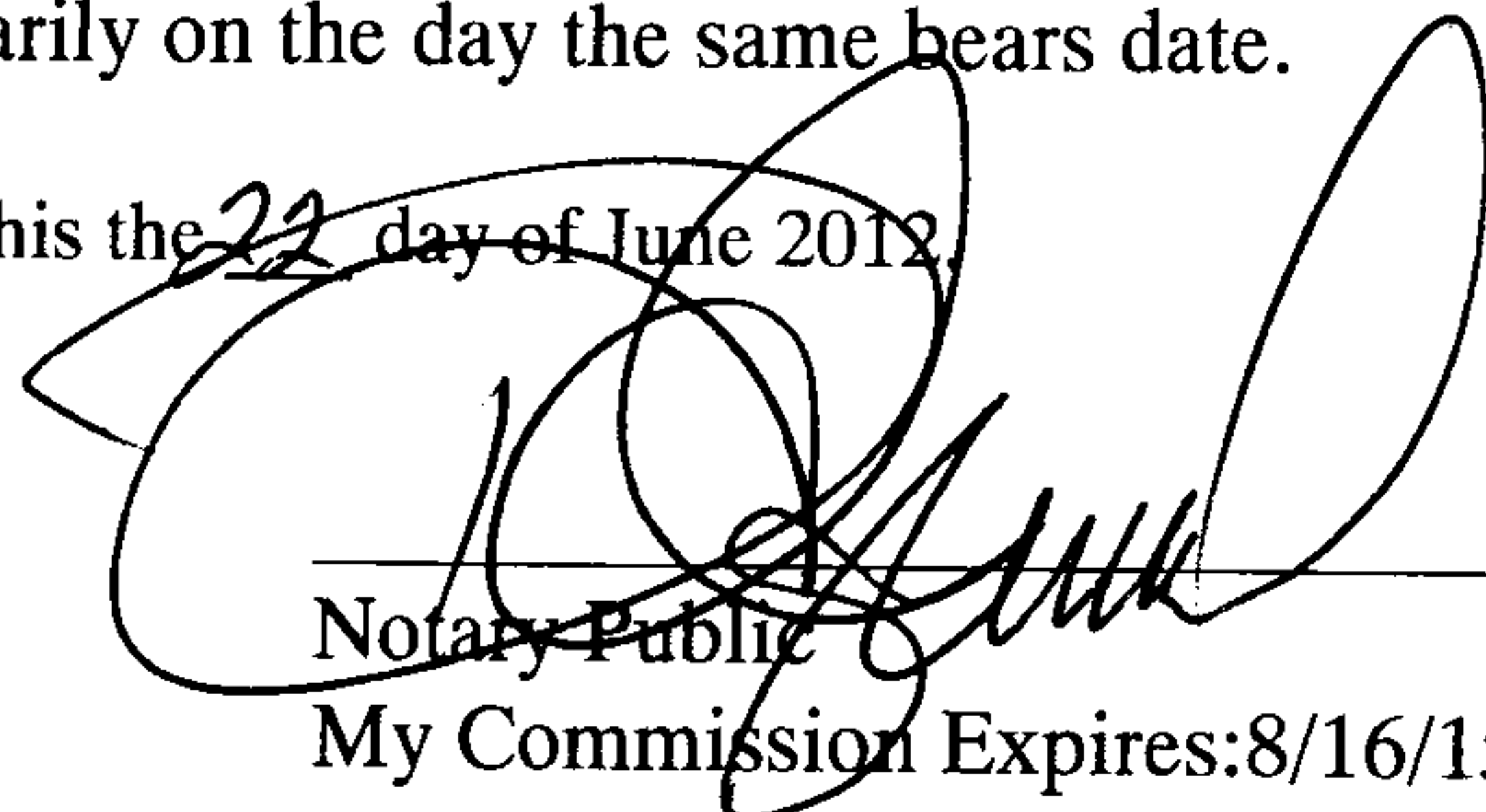

Benjamin Greer

Jennifer Greer

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

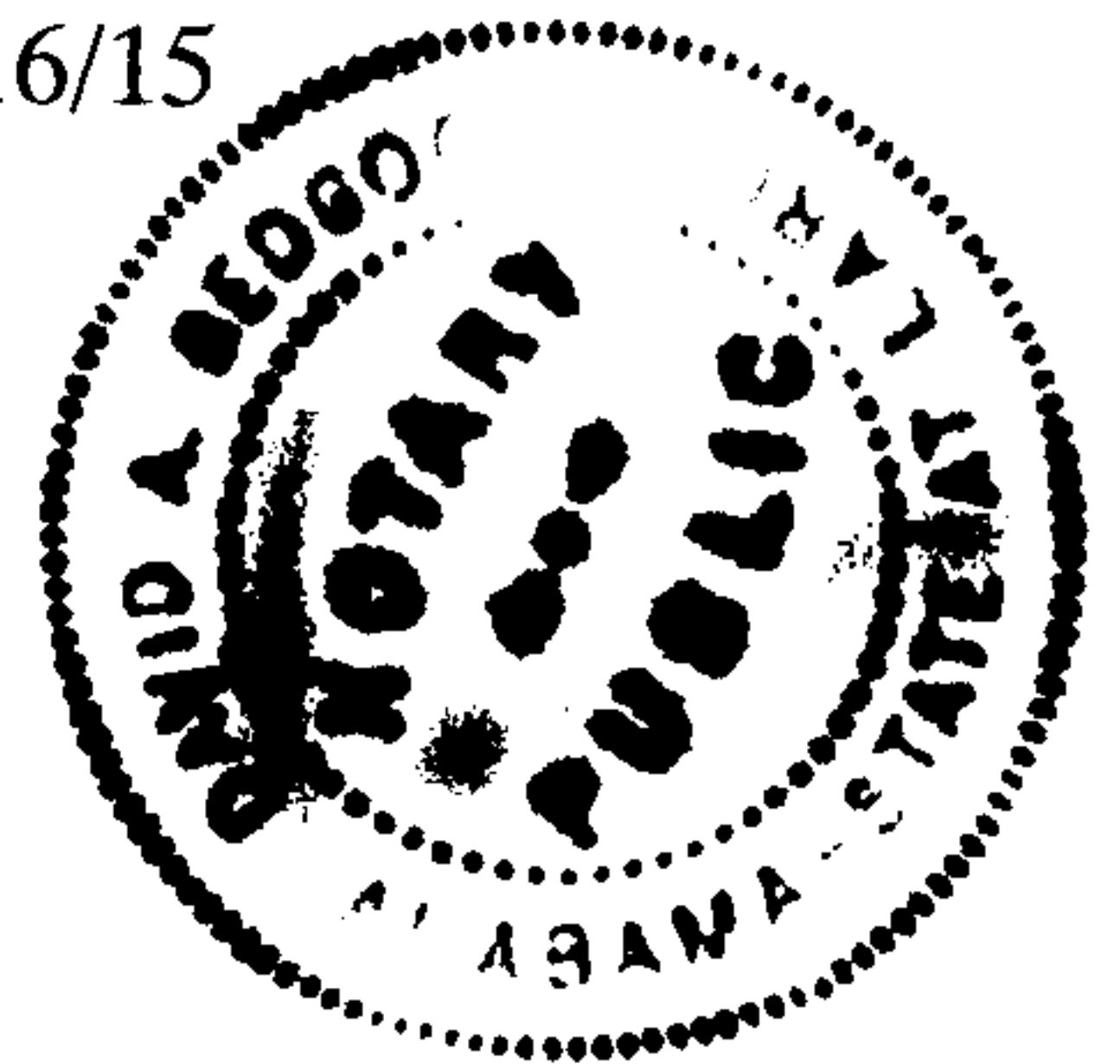
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Benjamin Greer and Jennifer Greer, whose names are signed to the foregoing and who are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of June 2012.

SEAL


Notary Public
My Commission Expires: 8/16/15

This Document Prepared by:
David A. Bedgood
160 Yeager Parkway
Suite 105
Pelham, Alabama 35124
205-663-9777
205-663-4333 fax
david@bedgoodlaw.com



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