

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Helen Nickerson
154 Pecan Lane
Helena, AL 35080

Corporation Form Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of One Hundred Twenty-Six Thousand and No/100 (\$126,000.00) Dollars

to the undersigned grantor, Pentagon Federal Credit Union, a corporation

herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Helen Nickerson

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 3, according to the Survey of Pecan Grove, as recorded in
Map Book 28, Page 11, in the Probate Office of Shelby County, Alabama.

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

Subject to outstanding rights of redemption. Said rights to expire one (1) year from
the 9th day of March, 2012.



20120712000249500 1/1 \$138.00
Shelby Cnty Judge of Probate, AL
07/12/2012 03:41:37 PM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR, does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

In WITNESS WHEREOF, the said GRANTOR by its Director, Collections who is authorized to execute this conveyance, hereto set its signature and seal, this the _____ day of June, 2012.

ATTEST:

Susan Morris

Pentagon Federal Credit Union

By:

John Dorn

John Dorn

It's:

Director, Collections

STATE OF Virginia)
)
COUNTY OF Alexandria)

Corporate Acknowledgment

Shelby County, AL 07/12/2012
State of Alabama
Deed Tax: \$126.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Dorn whose name as Director, Collections of Pentagon Federal Credit Union, a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 20 day of June, 2012.

My Commission Expires: _____

William Donald Heyer
Notary Public

