


**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

Send Tax Notice to:  
Helen A. Stevens  
4192 Crossings Lane  
Birmingham, Alabama 35242

STATE OF ALABAMA        )  
COUNTY OF SHELBY       )

  
20120726000270200 1/2 \$156.00  
Shelby Cnty Judge of Probate, AL  
07/26/2012 01:48:00 PM FILED/CERT

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to **HELEN A. STEVENS and JACK E. STEVENS**, wife and husband (hereinafter collectively referred to as "Grantors"), in hand paid by **HELEN A. STEVENS** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 321, according to the Survey of Caldwell Crossings, Third Sector, as recorded in Map Book 33, Page 154, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.**

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Ad valorem taxes for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; any and all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; recorded or unrecorded leases affecting said real property, if any; any rights of parties in possession; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said real property.

**TO HAVE AND TO HOLD** to the said Grantee, and to the heirs, administrators and assigns of the Grantee, in fee simple forever.


**NOTE:** Helen A. Stevens, one of the Grantors, is also the Grantee herein. The property herein conveyed IS and will remain the homestead of the Grantors.

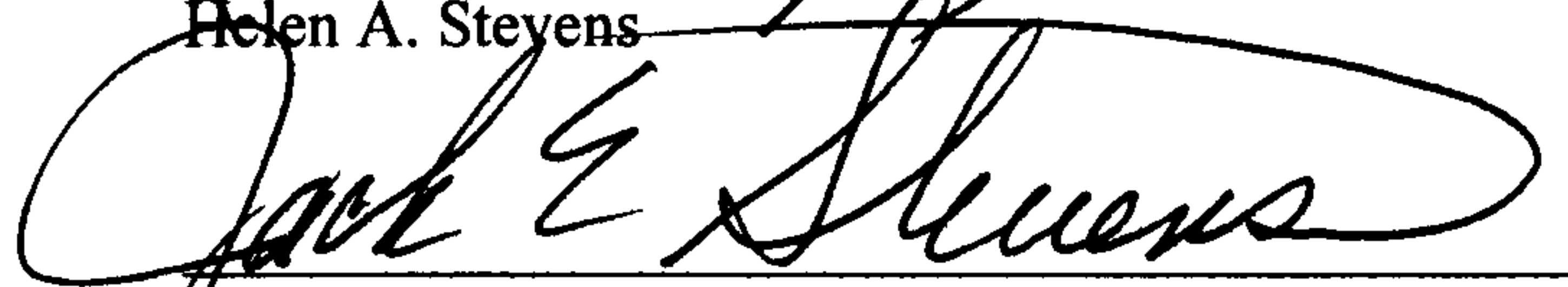
Shelby County, AL 07/26/2012  
State of Alabama  
Deed Tax: \$141.00

**NOTE:** The property herein conveyed is the same property conveyed to the Grantors herein by deed from Mark D. Feagin, as Personal Representative of the Estate of Helen N. Feagin, Deceased, dated September 27, 2010, and filed for record on September 30, 2010, in Instrument No. 20100930000322400 in the Probate Office of Shelby County, Alabama.

**IN WITNESS WHEREOF**, the Grantors have hereunto set their hands and seals on this 25 day of July, 2012.

GRANTORS:

  
\_\_\_\_\_  
Helen A. Stevens

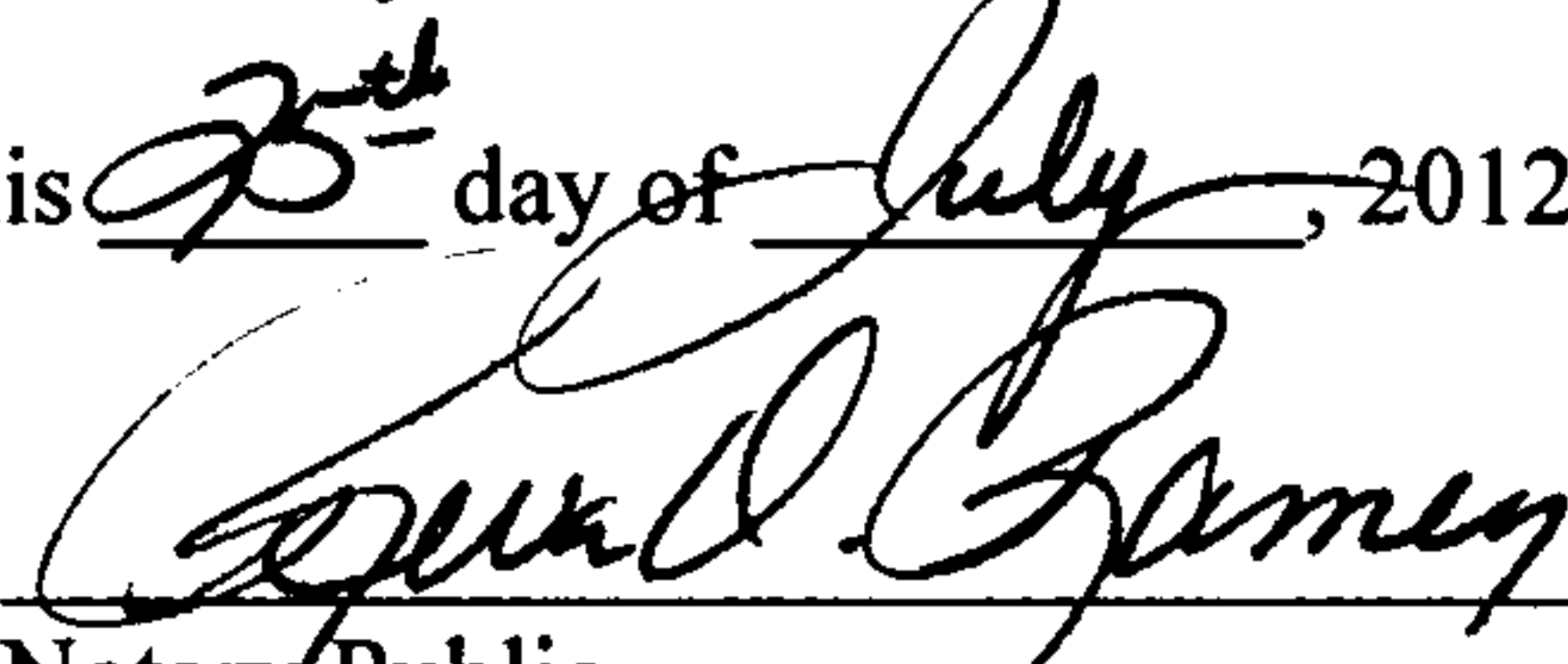
  
\_\_\_\_\_  
Jack E. Stevens

STATE OF ALABAMA     )  
                                          )  
COUNTY OF Jefferson     )


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen A. Stevens and Jack E. Stevens, whose names are signed to the foregoing conveyance, 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 25<sup>th</sup> day of July, 2012.

{ SEAL }

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1-9-2013

**This instrument prepared by:**  
Melinda M. Mathews, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P.O. Box 55727  
Birmingham, Alabama 35255-5727

  
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