


This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Joseph and Kim Josephson
230 Cahaba Oaks Trail
Indian Springs, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20120806000287990 1/3 \$65.00
Shelby Cnty Judge of Probate, AL
08/06/2012 03:24:05 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Forty Seven Thousand and 00/100 Dollars (\$47,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, PHILLIP S. DOBBINS, an unmarried person, and CINDY A. CLAYBROOK, an unmarried person, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOSEPH J. JOSEPHSON and KIM S. JOSEPHSON, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Jefferson County, Alabama:

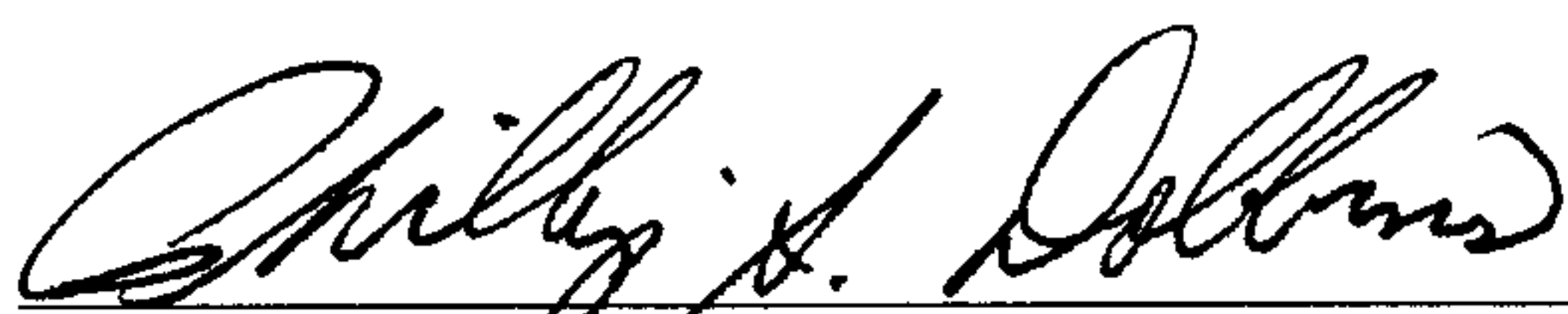
Lot 12-A, according to the Survey of Emerald Lake, Plat No 1A, as recorded in Map Book 25, page 50, in the Probate Office of Shelby County, Alabama.

Cindy A. Claybrook is one and the same person as Cindy Dobbins.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this 18th day of July, 2012.



PHILLIP S. DOBBINS

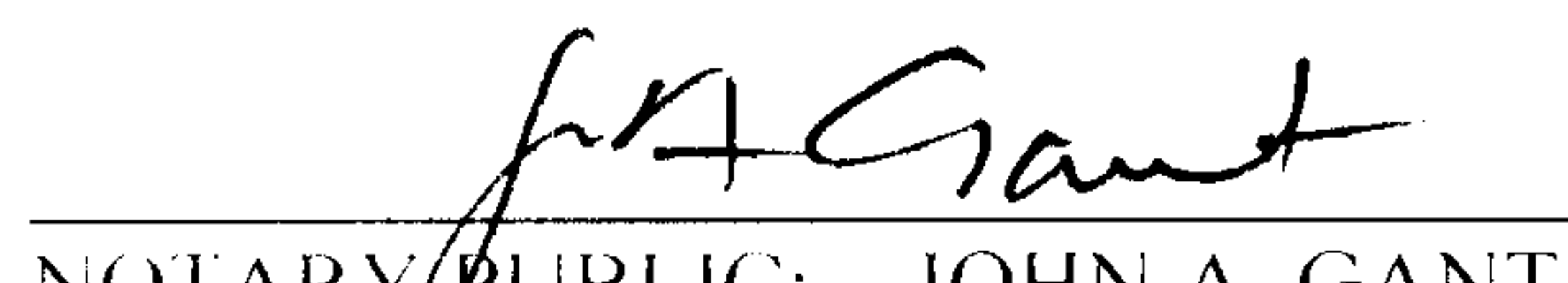


CINDY A. CLAYBROOK

STATE OF ALABAMA)
JEFFERSON COUNTY)


I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that PHILLIP S. DOBBINS and CINDY A. CLAYBROOK, who 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 the 18th day of July, 2012.



NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/20/2013




20120806000287990 2/3 \$65.00
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Property Address:

Lot 12-A Emerald Lake Dr.
Pelham, AL 35124

Grantee's Address:

230 Cahaba Oaks Trail
Indian Springs, AL 35124

Grantor's Address:

126 Emerald Lake Dr.
Pelham, AL 35124



20120806000287990 3/3 \$65.00
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Shelby County, AL 08/06/2012
State of Alabama
Deed Tax: \$47.00