

See 1 tax notice to:

LYNN B. RANDALL  
5305 WOODFORD DRIVE  
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

2012392

**WARRANTY DEED**

20120827000320130 1/3 \$57.50  
Shelby Cnty Judge of Probate, AL  
08/27/2012 09:23:29 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Two Thousand Eight Hundred and 00/100 Dollars (\$392,800.00) in hand paid to the undersigned, JUDY KILLIAN DERIEUX, Unmarried (hereinafter referred to as "Grantors") by LYNN B. RANDALL and JANIS RANDALL (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 6, IN BLOCK 8, ACCORDING TO THE AMENDED MAP OF WOODFORD, AS RECORDED IN MAP BOOK 8, PAGE A, B, C & D,, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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**JUDY KILLIAN DERIEUX IS THE SURVIVORING GRANTEE OF THAT CERTAIN WARRANTY DEED DATED 7/25/1994 AND RECORDED IN INSTRUMENT NO. 1994-23534.**

**JAMES ROBERT DERIEUX, III DIED ON MARCH 30, 2011.**

20120919000357830 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
09/19/2012 03:25:34 PM FILED/CERT

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. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CRETAED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF.
6. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
8. ANYTHING TO THE CONTRARY NOTWITHSTANDING, DOES NOT ATTEMPT TO SET OUT ANY OWNERSHIP INTEREST IN ANY OIL, GAS AND MINERALS OR ANY RIGHTS IN CONNECTION THEREWITH

Shelby County, AL 08/27/2012  
State of Alabama  
Deed Tax: \$39.50

I certify this to be a  
correct copy  
9-18-12  
Shelby County  
Jm. Km.

- AND SAID OIL, GAS AND MINERALS INTERESTS AND ALL RIGHTS OF ENTRY, INCLUDING THE RIGHT TO MINE OR EXTRACT SUCH OIL, GAS AND MINERAL INTERESTS ARE NOT INSURED.
9. SUCH STATE OF FACTS AS SHOWN ON THE AMENDED MAP OF WOODFORD, AS RECORDED IN MAP BOOK 8, PAGE A, B, C & D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.

\$353,520.00 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.

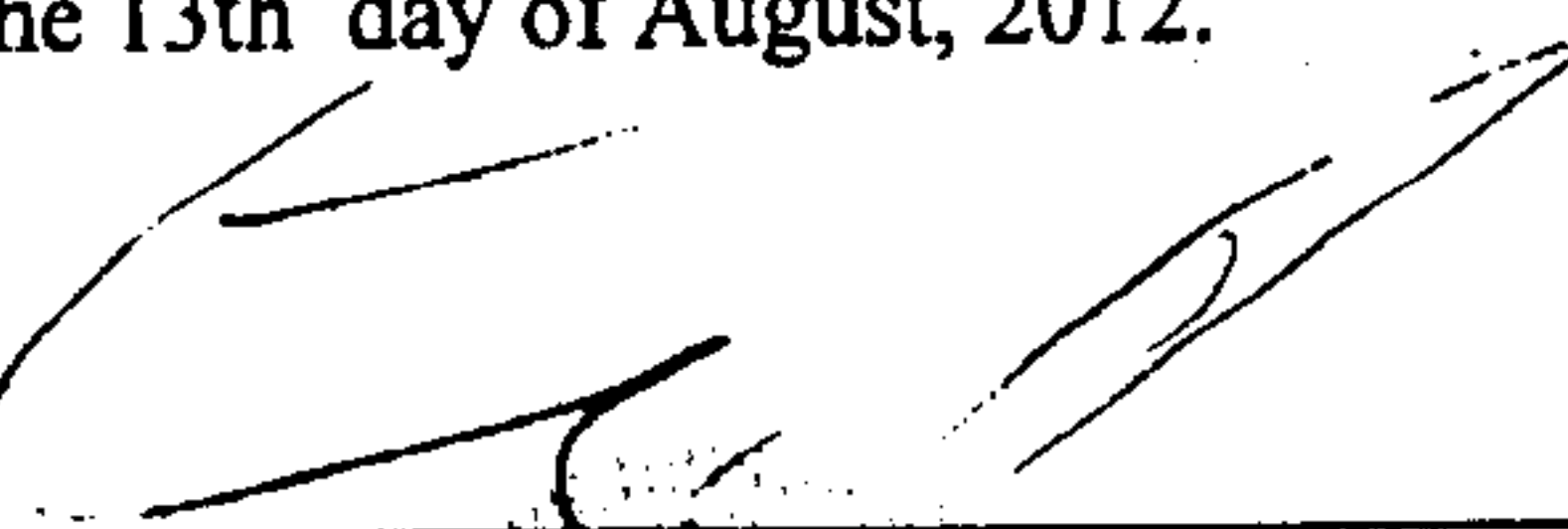
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 13th day of August, 2012.


  
JUDY KILLIAN DERIEUX


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JUDY KILLIAN DERIEUX, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of August, 2012.

  
\_\_\_\_\_  
Notary Public  
Print Name:  
Commission Expires:

  
20120827000320130 2/3 \$57.50  
Shelby Cnty Judge of Probate, AL  
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