

20121002000375780 1/3 \$136.50
Shelby Cnty Judge of Probate, AL
10/02/2012 01:46:22 PM FILED/CERT

PLEASE RECORD & RETURN TO:

National Advantage Settlement SVC
329 Forest Grove Road, STE 201
Coraopolis, PA 15108

Shelby County, AL 10/02/2012
State of Alabama
Deed Tax: \$118.50

This Document Prepared By:

Seth A. Deforest
951 Haddington Dale
Pelham, Alabama 35124

After Recording Send Tax Notice To:

Seth A. Deforest
951 Haddington Dale
Pelham, Alabama 35124

Assessor's Parcel Number: 14 8 28 3 007 012.000
Fair Market Value: _____

WARRANTY DEED

FNTA2 - I12008095

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

ASSESSED value \$236,200 1/2 15 \$118,100

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Seth A. Deforest and Theresa Deforest, husband and wife, as joint tenants of survivorship**, (herein referred to as grantor, whether one or more), whose mailing address is 951 Haddington Dale, Pelham, Alabama 35124, grant, bargain, sell and convey unto **Seth A. Deforest, a married man as his sole and separate property**, (herein referred to as grantee, whether one or more), whose mailing address is 951 Haddington Dale, Pelham, Alabama 35124, the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 951 Haddington Dale, Pelham, Alabama 35124

Source of Title Ref.: Deed: Recorded November 9, 2007; BK _____, PG _____,
Doc. No. 20071120000529700

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

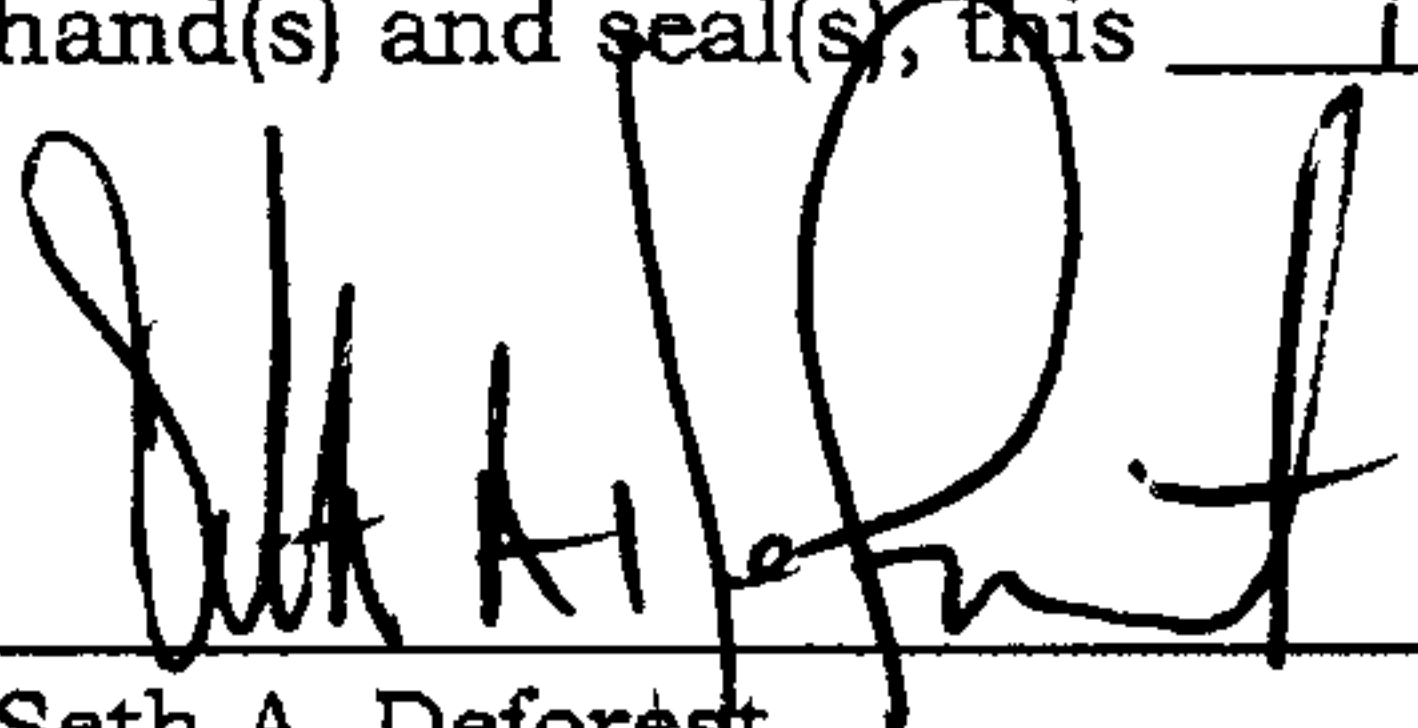
_____ is homestead property of the said Grantor

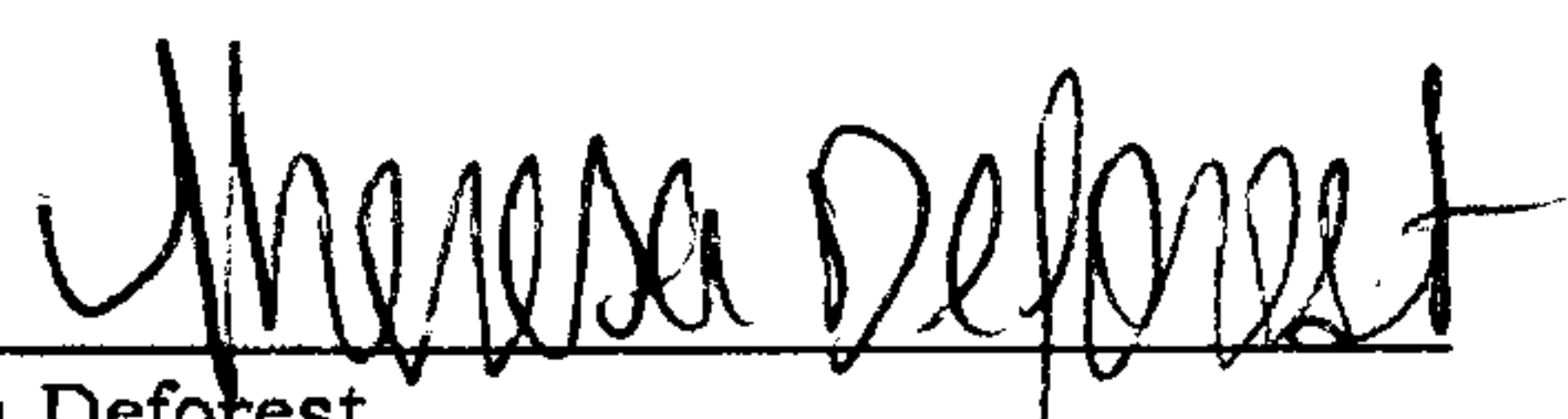
_____ is **NOT** homestead property of the said Grantor

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

AND I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

IN WITNESS WHEREOF, **Seth A. Deforest** and **Theresa Deforest** have hereunto set my (our) hand(s) and seal(s), this 17 day of Aug, 2012.


Seth A. Deforest


Theresa Deforest

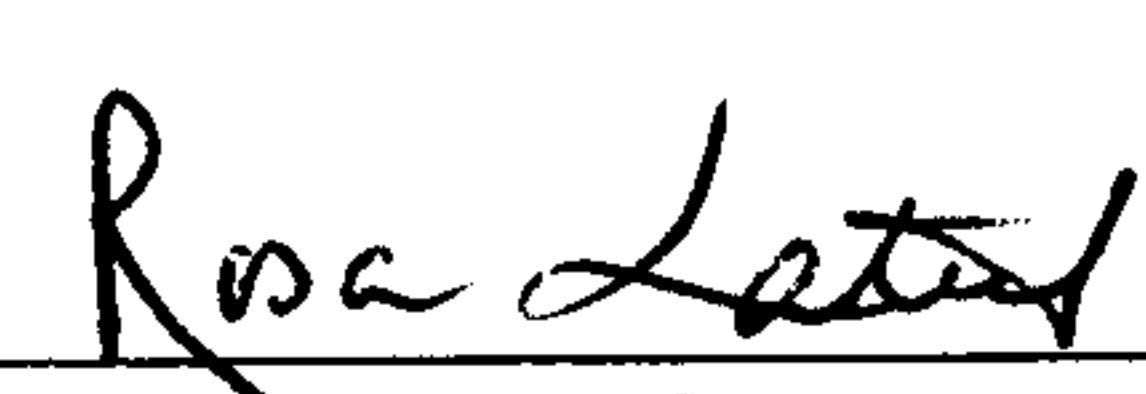
General Acknowledgement

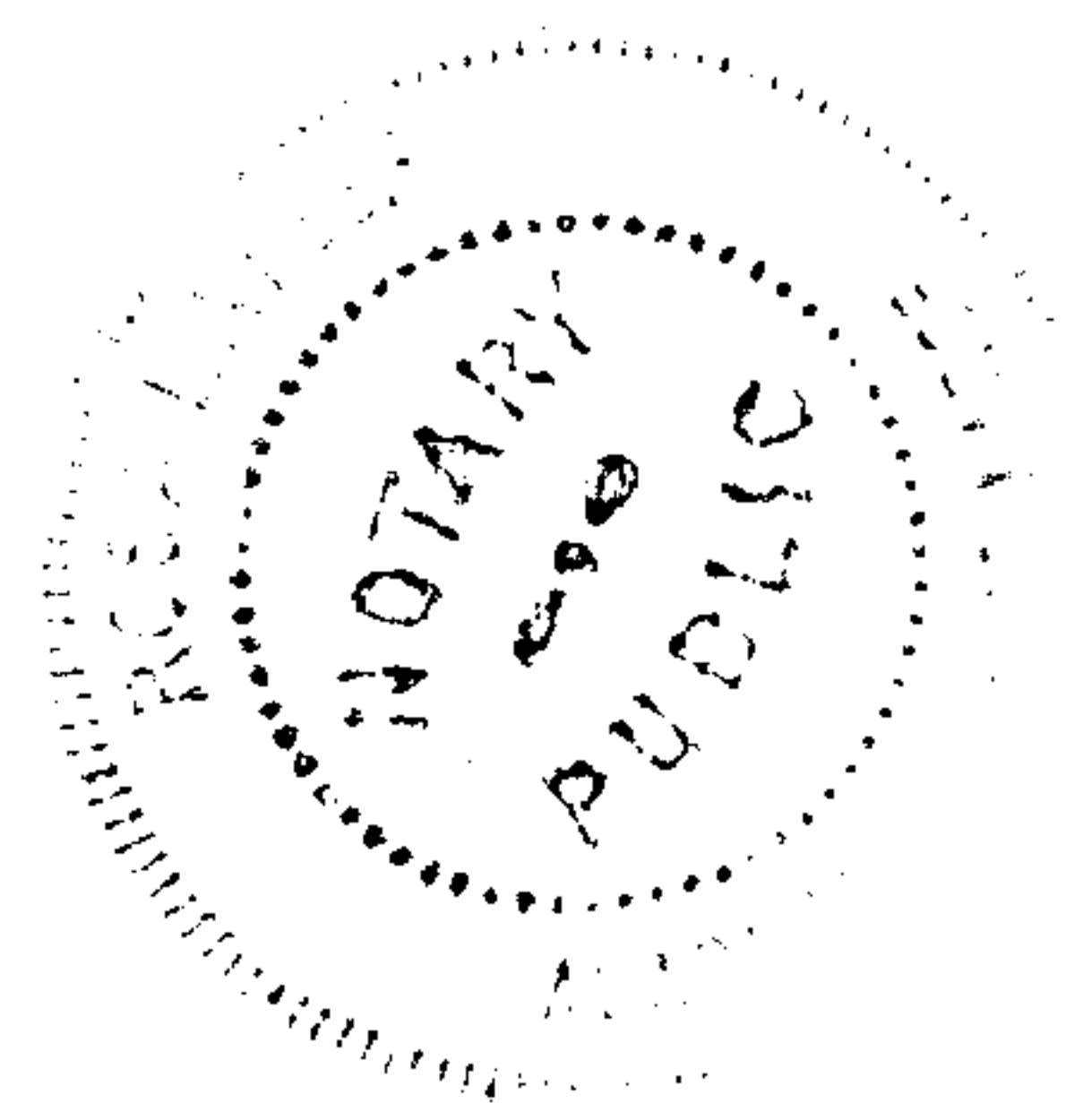
STATE OF Ala
Shelby COUNTY

I, Rosa Lateef a Notary Public in and for said County, in said State, hereby certify that **Seth A. Deforest** and **Theresa Deforest**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
17 day of Aug, 2012.


NOTARY PUBLIC
My Commission Expires: 08-21-14




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Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:

LOT 326, ACCORDING TO THE FINAL PLAT OF HADDINGTON PARC AT BALLANTRAE, PHASE 2, AS RECORDED IN MAP BOOK 35, PAGE 82, IN THE PROBATE OFFICE OF SHELBY, COUNTY, ALABAMA.

Parcel ID: 14-8-28-3-007-012.000

Commonly known as 951 Haddington Place, Pelham, AL 35124
However, by showing this address no additional coverage is provided