

Send tax notice to: Kristi Finch, 184 Stratford Circle, Pelham, Al. 35124

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty-three thousand no/100 (\$153,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto,** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

MARIE B. FALLS, AN UNMARRIED WOMAN
whose mailing address is: 2385 Dolly Ridge Rd., Vestavia Hills, Al 35243
7#165E

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto
KRISTI FINCH

whose mailing address is: 184 Stratford Circle, Pelham, Al 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 184 Stratford Circle, Pelham, Al. 35124** to-wit:

Lot 2, according to the Survey of Stratford Place, Phase IV, as recorded in Map Book 14, page 69 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$153,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

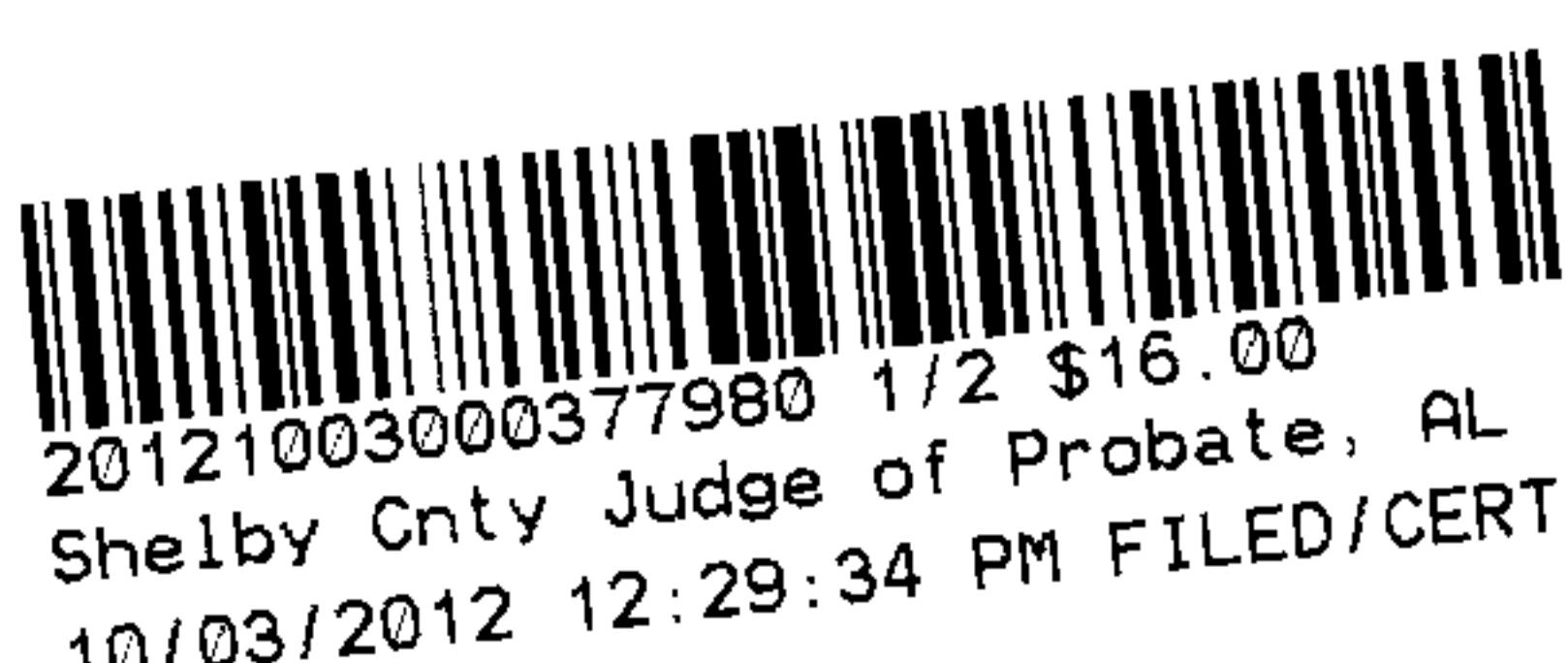
Grantor Marie B. Falls is the surviving Grantee of that certain Deed recorded in Deed Book 1996, Page 10599. The other Grantee Laden R. Falls having died on or about the 25th day of June, 2008.

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

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 otherwise 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 we have hereunto set our hands(s) and seal(s) this 28th day of September, 2012.

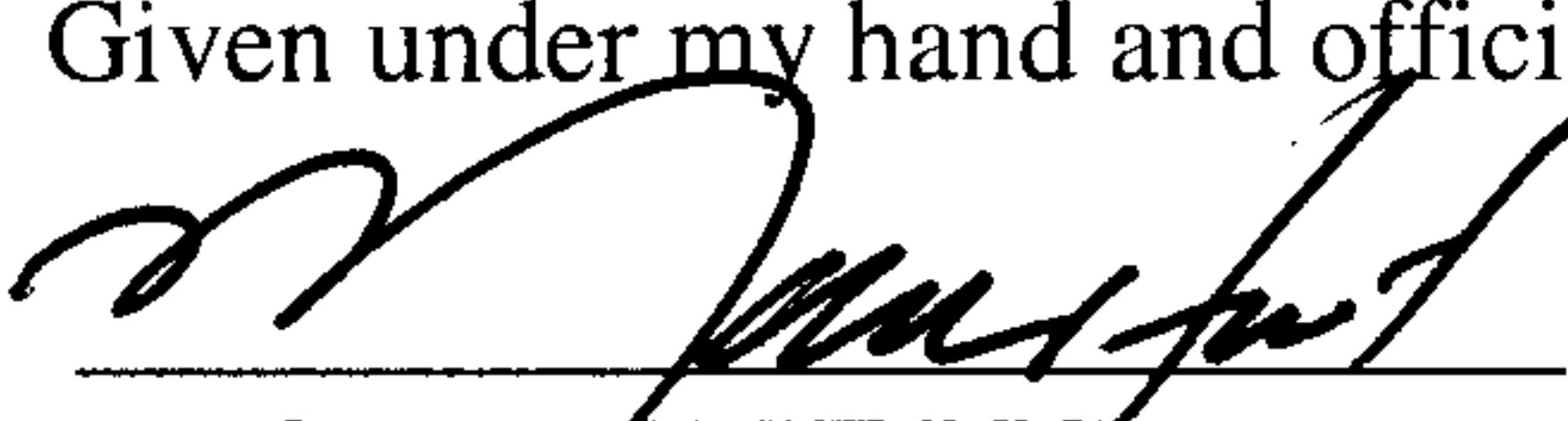
. Marie B. Falls (Seal)
MARIE B. FALLS



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marie B. Falls, an unmarried woman 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 conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of September, 2012.



NOTARY PUBLIC

My commission expires: 5/13/13



20121003000377980 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/03/2012 12:29:34 PM FILED/CERT

