

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Carole Marks and Alexander Marks
7078 N. Highfield Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIVE HUNDRED TWENTY-THREE THOUSAND AND NO/100

(\$ 523,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

Thomas A. Lakin and wife, Elizabeth A. Lakin

(hereinafter grantor), does hereby grant, bargain, sell and convey unto
Carole Marks and Alexander Marks, as joint tenants with remainder to survivor

(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in
Shelby County, Alabama, to wit:


Lot 17, according to the Survey of Greystone, 7th Sector, Phase V, as recorded in Map Book 23, Page 61, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$ 326,875.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's heirs, beneficiaries, successors and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's heirs, beneficiaries, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's heirs, beneficiaries, successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/26/2012
State of Alabama
Deed Tax: \$196.50


20121226000492470 1/2 \$211.50
Shelby Cnty Judge of Probate, AL
12/26/2012 01:04:26 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 20th day of DECEMBER, 2012.

Thomas A. Lakin
Thomas A. Lakin

STATE OF Alabama
Jefferson COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Thomas A. Lakin, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 15th day of June, 2012.

Robin Cannon Walls
Notary Public
My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 24, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Elizabeth A. Lakin
Elizabeth A. Lakin

STATE OF Alabama
Jefferson COUNTY

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

Given under my hand and official seal, this the 15th day of June, 2012.

Robin Cannon Walls
Notary Public
My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 24, 2015
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