

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Daniel Nobles
1168 Yeager Parkway
Pelham, AL 35124
(Also Property Address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Jefferson)

That in consideration of One Hundred Fifteen Thousand and no/100-----
(\$115,000.00) Dollars (as evidenced by closing statement)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we Beth A. Craig,*a married woman

(whose address is 2701 Drennen Circle, Birmingham, 35242

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey
unto Daniel Nobles

(whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 61, according to the Survey of Calloway Cove Townhomes Plat No. 1, as recorded in
Map Book 31, Page 67, in the Probate Office of Shelby County, Alabama

Subject to current taxes, easements, restrictions and liens of record.

\$ 110,975.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

The above described property does not constitute the homestead of the grantor(s) nor
his/her/their spouse(s).

*Beth A. Craig also known as Beth A. Craig Rutledge.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.
And I/we do for myself / ourselves and for my / our heirs, executors, and administrators
covenant with the said GRANTEES, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 3rd day
of December, 2012.

Shelby County, AL 01/02/2013
State of Alabama
Deed Tax: \$4.50

Beth A. Craig Rutledge (Seal)
Beth A. Craig Rutledge

_____(Seal)

20130102000000960 1/1 \$16.50
Shelby Cnty Judge of Probate, AL
01/02/2013 12:12:42 PM FILED/CERT

STATE OF Alabama)

General Acknowledgment

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for the said County, in said State, hereby
certify Beth A. Craig *, whose name(s) 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 the same bears date.

Given under my hand and official seal this 3rd day of December, A.D. 2012.

My Commission Expires: 4/21/16

William H. Halbrooks
Notary Public: William H. Halbrooks