
20130104000006360 1/3 \$86.50
Shelby Cnty Judge of Probate, AL
01/04/2013 01:32:07 PM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Patricia L. Enzor
661 Cahaba River Estates
Birmingham, Alabama 35244

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

ROBERT E. MCLAIN and LOUISE G. MCLAIN, husband and wife,
whose mailing address is **671 Cahaba River Estates, Birmingham, Alabama 35244**,

(hereinafter referred to as "Grantor"), in hand paid by

PATRICIA L. ENZOR, MARK A. ENZOR, ALYSSA L. ENZOR and KACEE A. ENZOR,
whose mailing address is **661 Cahaba River Estates, Birmingham, Alabama 35244**,

(hereinafter referred to each singularly as a "Grantee" and collectively as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantees, as tenants in common, in equal undivided interests, a one-half (1/2) undivided interest in and to the following described real property situated in Shelby County, Alabama, to-wit:

**See attached Exhibit "A" for Legal Descriptions and
for Real Estate Sales Validation Information**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.

2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; any rights of parties in possession; all recorded or unrecorded leases affecting said real property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said real property.

NOTE: The real property in which the one-half (1/2) undivided interest is being conveyed hereby is NOT a part of the homestead of the Grantors.

TO HAVE AND TO HOLD to the said Grantees, in equal undivided interests, and to the Grantees' respective heirs and assigns, in fee simple forever.

IN WITNESS WHEREOF, the said Grantors have hereto set Grantors' hands and seals on this the 27 day of December, 2012.

GRANTORS:



Robert E. McLain



Louise G. McLain

STATE OF ALABAMA)

COUNTY OF ~~JEFFERSON~~) Shelby

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Robert E. McLain and Louise G. McLain, whose names are signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 27 day of December, 2012.

[NOTARIAL SEAL]



Notary Public

My Commission Expires _____

MY COMMISSION EXPIRES APRIL 8, 2013

This document prepared by:

Melinda M. Mathews, Esq.

Sirote & Permutt, P.C.

2311 Highland Avenue South (35205)

P. O. Box 55727

Birmingham, Alabama 35255-5727

EXHIBIT "A"

LEGAL DESCRIPTION


Lot 1 according to the Gerald Harris Estates Survey, as recorded in Map Book 22, Page 96, in the Probate Office of Shelby County, Alabama.

ALSO:

A part of Lot 2, Gerald Harris Estates Survey, as recorded in Map Book 22, Page 96, in the office of the Judge of Probate, Shelby County, Alabama, being situated in the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Begin at the southwest corner of Lot 2, Gerald Harris Estates Survey, and run in an easterly direction along the south line thereof for a distance of 387.00 feet to a point, thence turn an angle to the left of 102 degrees, 18 minutes, 01 seconds and run in a northwesterly direction for a distance of 217.67 feet to a point on the north line of said Lot 2, thence turn an angle to the left of 76 degrees, 29 minutes, 53 seconds and run in a westerly direction along said north line for a distance of 231.43 feet to a point on the easterly right-of-way of Shelby County Road No. 271; thence turn an angle to the left of 64 degrees, 32 minutes, 01 seconds and run in a southwesterly direction along said right-of-way for a distance of 243.42 feet to the point of beginning. Said parcel contains 66,583.00 square feet or 1.53 acres, more or less, and is subject to any easements and restrictions of record.

REAL ESTATE SALES VALIDATION INFORMATION

The real property described above has a property address of **651 Cahaba River Estates, Birmingham, Alabama 35244**. The one-half (1/2) undivided interest in said real property being conveyed hereby has a **total Assessor's Market Value of \$66,110.00 (1/2 of \$132,220.00)**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (Parcel No. 11 7 26 0 001 013.008),


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Deed Tax: \$66.50