



20130205000050720 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
02/05/2013 01:52:53 PM FILED/CERT

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Kaitlyn J. Warnick
3072 Hidden Forest Cove
Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$136,500.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Scott T. Bailey and Rusti Brook Bailey, formally known as Rusti Brook Webster, grantee in deed filed in Instrument #20060609000274420 in the Probate Office of Shelby County, Alabama, husband and wife, whose mailing address is

3116 Highland Lakes Rd. Birmingham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kaitlyn J. Warnick, whose mailing address is 3072 Hidden Forest Cove, Montevallo, AL 35115 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 3072 Hidden Forest Cove, Montevallo, AL 35115; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

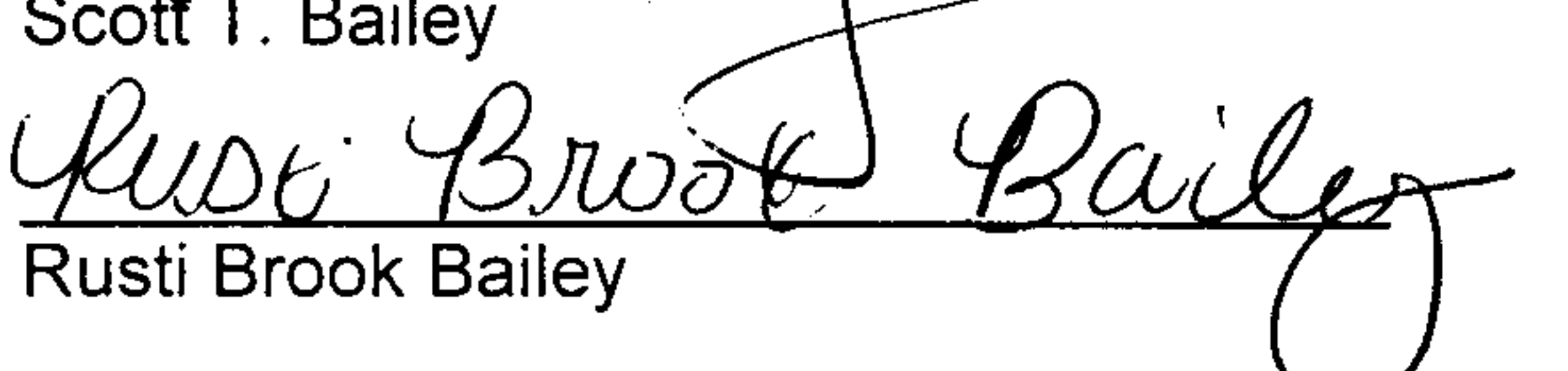
Note; \$129,600.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Scott T. Bailey and Rusti Brook Bailey, formally known as Rusti Brook Webster, grantee in deed filed in Instrument #20060609000274420 in the Probate Office of Shelby County, Alabama, husband and wife has/have hereunto set his/her/their hand(s) and seal(s), this 30th day of January, 2013.

Shelby County, AL 02/05/2013
State of Alabama
Deed Tax: \$7.00



Scott T. Bailey



Rusti Brook Bailey

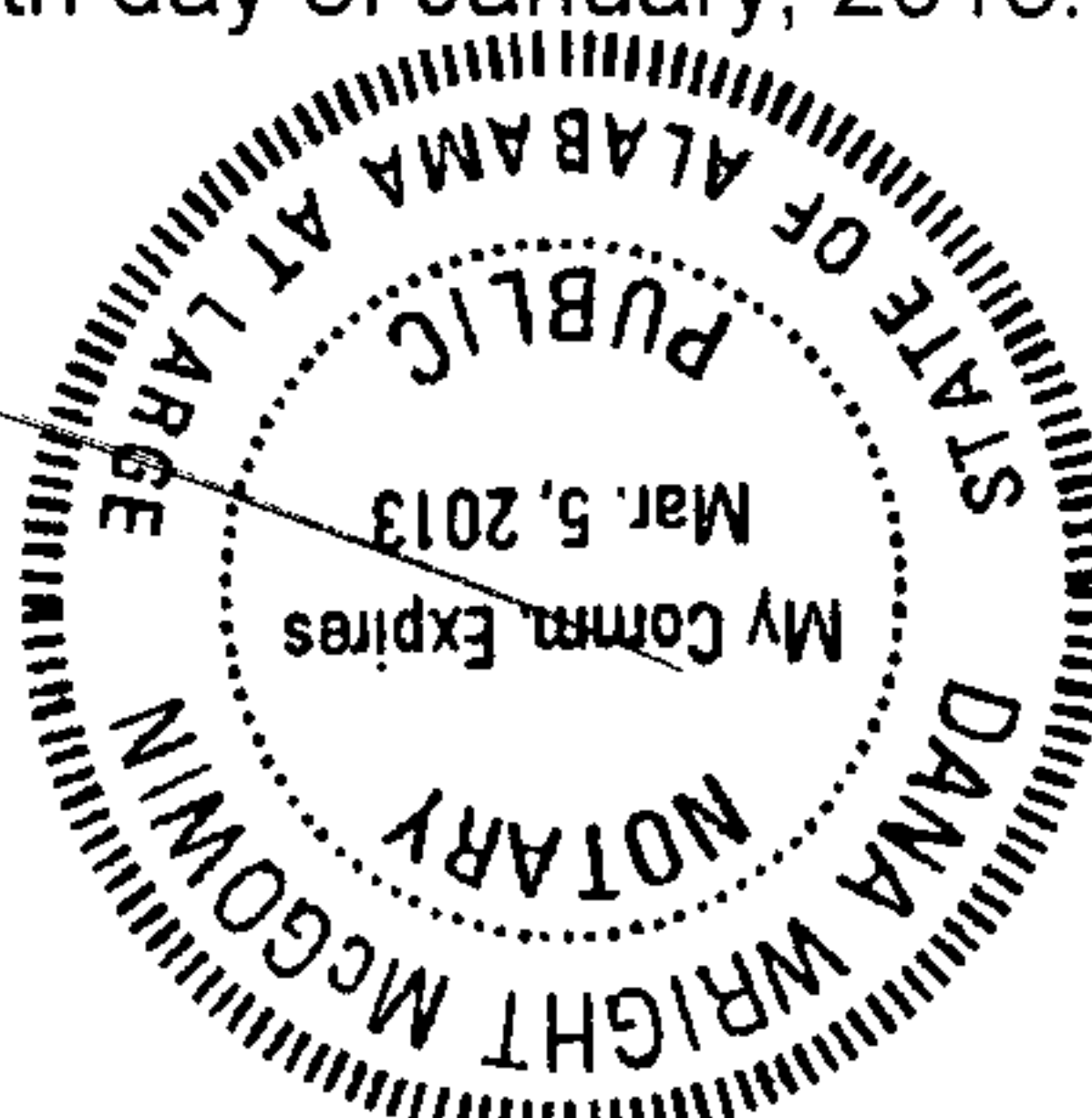
State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Scott T. Bailey and Rusti Brook Webster, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.


Given under my official hand and seal this the 30th day of January, 2013.

Notary Public

Commission Expires: 3/5/13



S13-0033

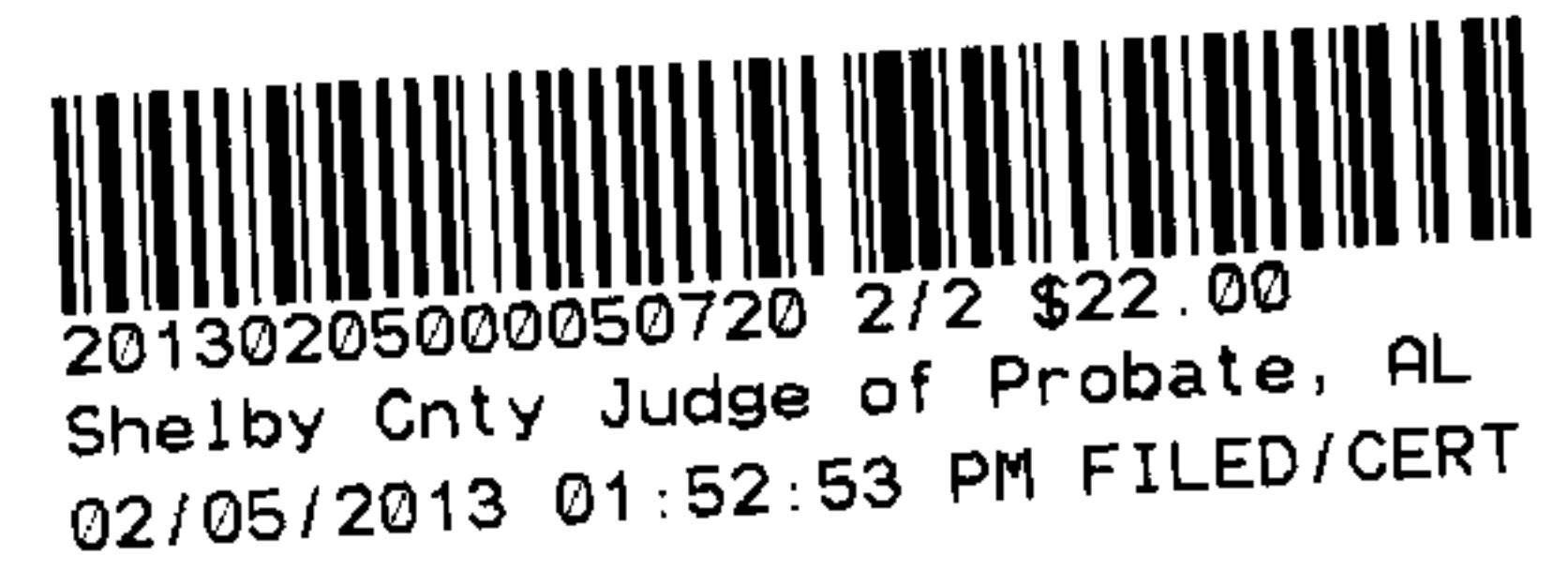


EXHIBIT "A"
Legal Description

Lot 47, according to the Survey of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.