

STATE OF ALABAMA

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**WARRANTY DEED**

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COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixty-Five Thousand and NO/100 (\$65,000.00) Dollars and other good and valuable consideration to the undersigned, Brian Skelton and Melissa Skelton, married, herein referred to as Grantors, in hand paid by Sunset Properties, L.L.C., referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 11, 12, 25, 26 and 27, according to the map and survey of Brothers Addition to the Town of Wilsonville, Alabama, situated in Section 7, Township 21 South, Range 2 East, as recorded in Map Book 4, Page 59.

Less and Except the West 50 Feet of uniform width of Lot 11 and Lot 25. All being situated in Shelby County, Alabama.

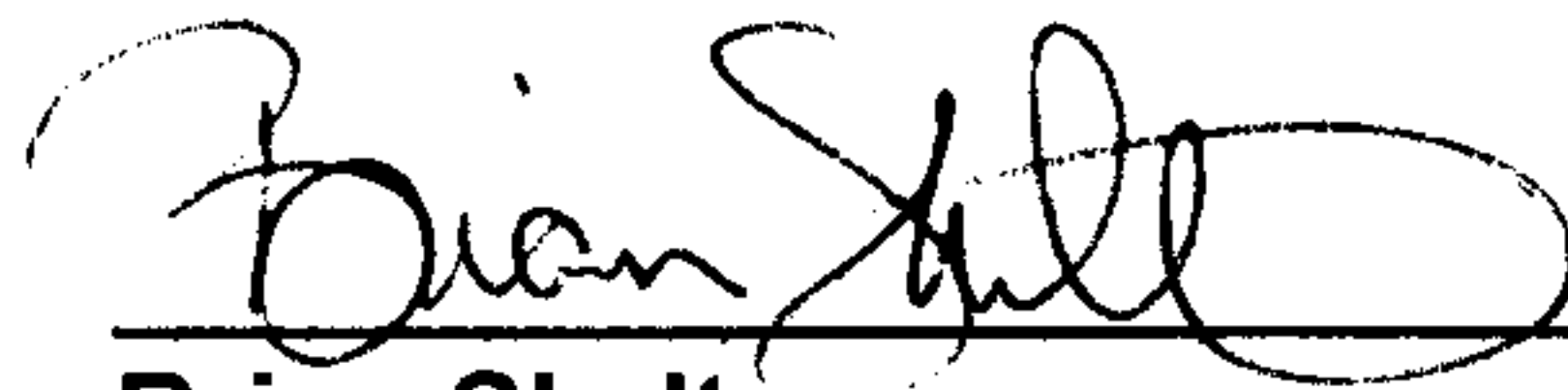
*This conveyance is prepared without the benefit of title search on the part of the preparer.*


TO HAVE AND TO HOLD unto the said Grantee, it's heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, it's heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, it's heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hand and seal this the 8th day of Feb, 2013.

  
Brian Skelton

  
Melissa Skelton




20130211000058290 1/2 \$80.00  
Shelby Cnty Judge of Probate, AL  
02/11/2013 08:40:26 AM FILED/CERT

Shelby County, AL 02/11/2013  
State of Alabama  
Deed Tax: \$65.00

STATE OF ALABAMA,  
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that Brian Skelton and Melissa Skelton, married whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of February, 2013.

  
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NOTARY PUBLIC  
My Commission Expires: 9/29/15



*This document prepared by:*  
Gregory S. Graham, PC  
File #C213-0117  
P. O. Drawer 307  
Childersburg, Alabama 35044

Send Tax notice to Grantee:  
Sunset Properties, L.L.C.  
33588 U.S. Highway 280  
Childersburg, AL 35044

Property Address:  
444 Brothers Avenue  
Wilsonville, AL 35186

Grantor's Address:  
Brian and Melissa Skelton  
139 River Run Road  
Childersburg, AL 35044



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