

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:
Shmuel Cohen
137 Business Center Drive
B'ham. AL. 35244

Warranty Deed

20130304000087980 1/2 \$107.00
Shelby Cnty Judge of Probate, AL
03/04/2013 11:33:21 AM FILED/CERT

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

That in consideration of \$92,000.00, 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 Pamela Gail Burks as Personal Representative of the Estate of Mary B. Gray, deceased, Probate Case No. PR-2012-000627, filed in the Probate Office of Shelby County, Alabama, whose mailing address is 2913 Ashby Lane Hoover, AL 35226 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Shmuel Cohen, by Cynthia P. Carter as his attorney in fact, whose mailing address is 137 Business Center Drive Birmingham AL 35244 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 106 Frances Lane, Helena, AL 35080; 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; \$ - 0 - of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Pamela Gail Burks as Personal Representative of the Estate of Mary B. Gray, deceased, Probate Case No. PR-2012-000627, filed in the Probate Office of Shelby County, Alabama has/have hereunto set his/her/their hand(s) and seal(s) , this 19th day of February, 2013.

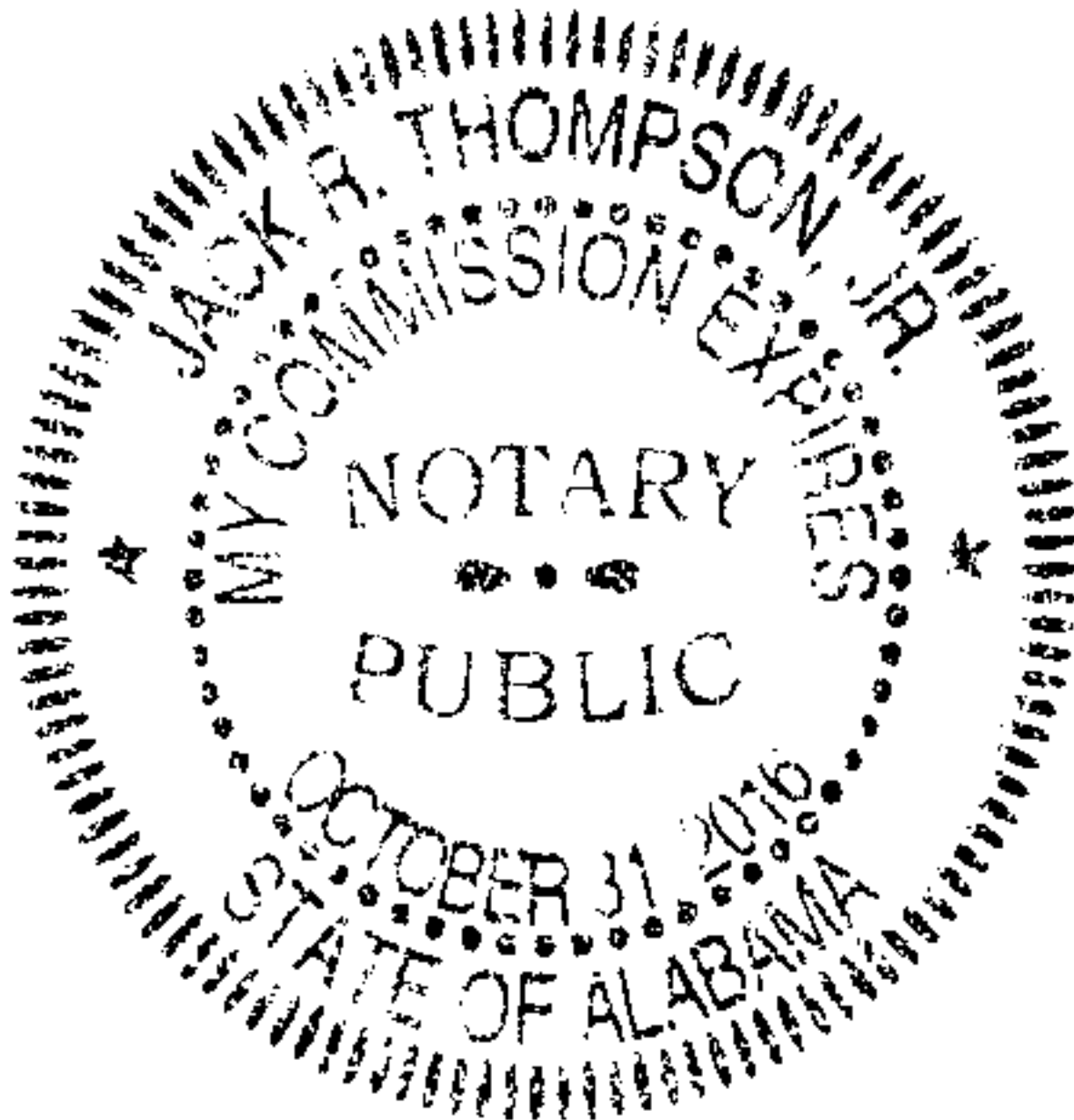
Estate of Mary B. Gray
BY: Pamela Gail Burks, Personal Representative
Pamela Gail Burks, Personal Representative

State of Alabama
Jefferson County

I, the undersigned, a notary for said County and in said State, hereby certify that Pamela Gail Burks whose name as Personal Representative of the Estate of Mary B. Gray is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Personal Representative of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 19th day of February, 2013.

Notary Public
Commission Expires: 10/31/2016



Shelby County, AL 03/04/2013
State of Alabama
Deed Tax: \$92.00

20130304000087980 2/2 \$107.00
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EXHIBIT "A"
Legal Description

Lot 11, according to a Resurvey of Village Parrish, a Townhouse Community, as recorded in Map Book 24, Page 75, in the Probate Office of Shelby County, Alabama.