

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

Send Tax Notice To:
Jessica Castillo
228 Calloway Lane
Pelham, AL 35124
(Also property address)

20130418000158510 1/1 \$15.50
Shelby Cnty Judge of Probate, AL
04/18/2013 11:56:24 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby)

That in consideration of One Hundred Nineteen Thousand, Nine Hundred and no/100-----
(\$119,900.00) 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 Christine Langham f/k/a/ Christine H. Harper and Larry G.
Langham, a married couple

(Whose address is 245 County Rd. 173, Crane Hill, AL 35053)

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

(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 54, 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.

\$ 117,727.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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 GRANNEES, 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 GRANNEES, 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 15th
day of April, 2013.

Christine H. Langham (Seal)
Christine Langham

Larry G. Langham (Seal)
Larry G. Langham

Shelby County, AL 04/18/2013
State of Alabama
Deed Tax: \$2.50

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby
certify Christine Langham and Larry G. Langham, whose name(s) is/are signed to the
foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance, they/he/she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 15th day of April, A. D. , 2013.

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen

My Commission Expires: 9/22/13