

20130522000210710 1/1 \$44.50
Shelby Cnty Judge of Probate, AL
05/22/2013 03:27:26 PM FILED/CERT

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

Send Tax Notice To:
Paula Beck Childers
636 Mountain Laurel Court
Birmingham, AL 35244
(Also Property Address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby)

That in consideration of One Hundred Fifty-Seven Thousand Five Hundred and no/100----- (\$157,500.00) 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 Marie T. Oaks, A single woman
(Whose Address is 5116 Shadowbrook Trail B'ham 35244)

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto Paula Beck Childers
(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 24, according to the Survey of Davenport's Addition to Riverchase West, Sector 2 as recorded in Map Book 8, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions and liens of record.

\$ 125,000.00 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 GRANTEES, 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 GRANTEES, 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 May, 2013.

Marie T. Oaks (Seal) _____ (Seal)
Marie T. Oaks

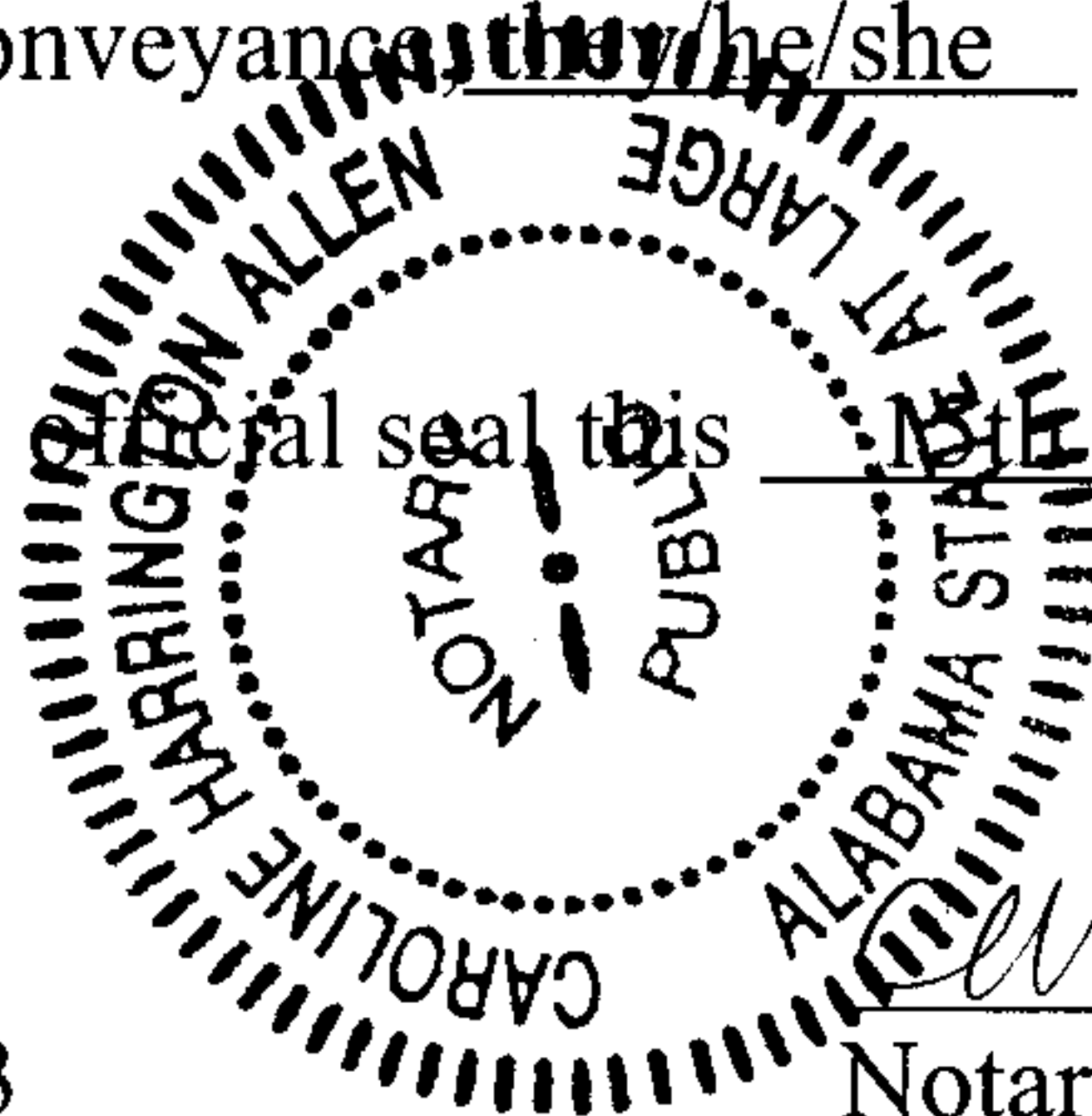
Shelby County, AL 05/22/2013
State of Alabama
Deed Tax: \$32.50

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 Marie T. Oaks, 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 seal this 15th day of May, A. D., 2013.



My Commission Expires: 9/22/13

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen