


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:  
Shannon Dunn  
515 Waterford Cove Circle  
Calera, AL 35040

  
20130709000278240 1/2 \$115.00  
Shelby Cnty Judge of Probate, AL  
07/09/2013 09:54:51 AM FILED/CERT

### Warranty Deed

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

That in consideration of \$159,900.00, 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 David Eugene Roberts and Katrina Irene Roberts, husband and wife, whose mailing address is 19705 95th Ave Ct E Puyallup, WA 98375 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Shannon Dunn, whose mailing address is 515 Waterford Cove Circle, Calera, AL 35040 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 515 Waterford Cove Circle, Calera, AL 35040; 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.

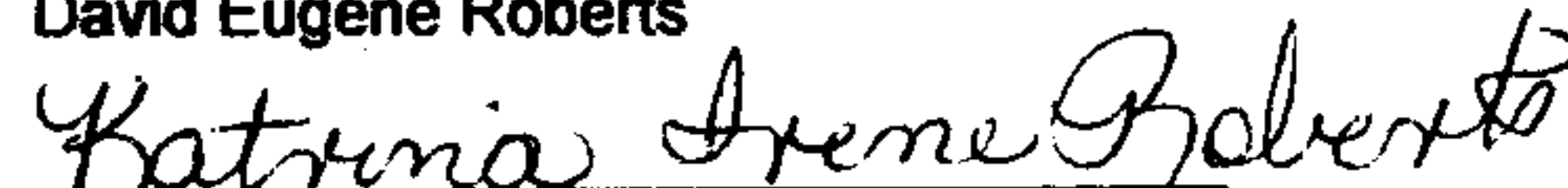
TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

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; \$59,900.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, David Eugene Roberts and Katrina Irene Roberts, husband and wife has/have hereunto set his/her/their hand(s) and seal(s), this 24th day of May, 2013.

  
David Eugene Roberts

  
Katrina Irene Roberts

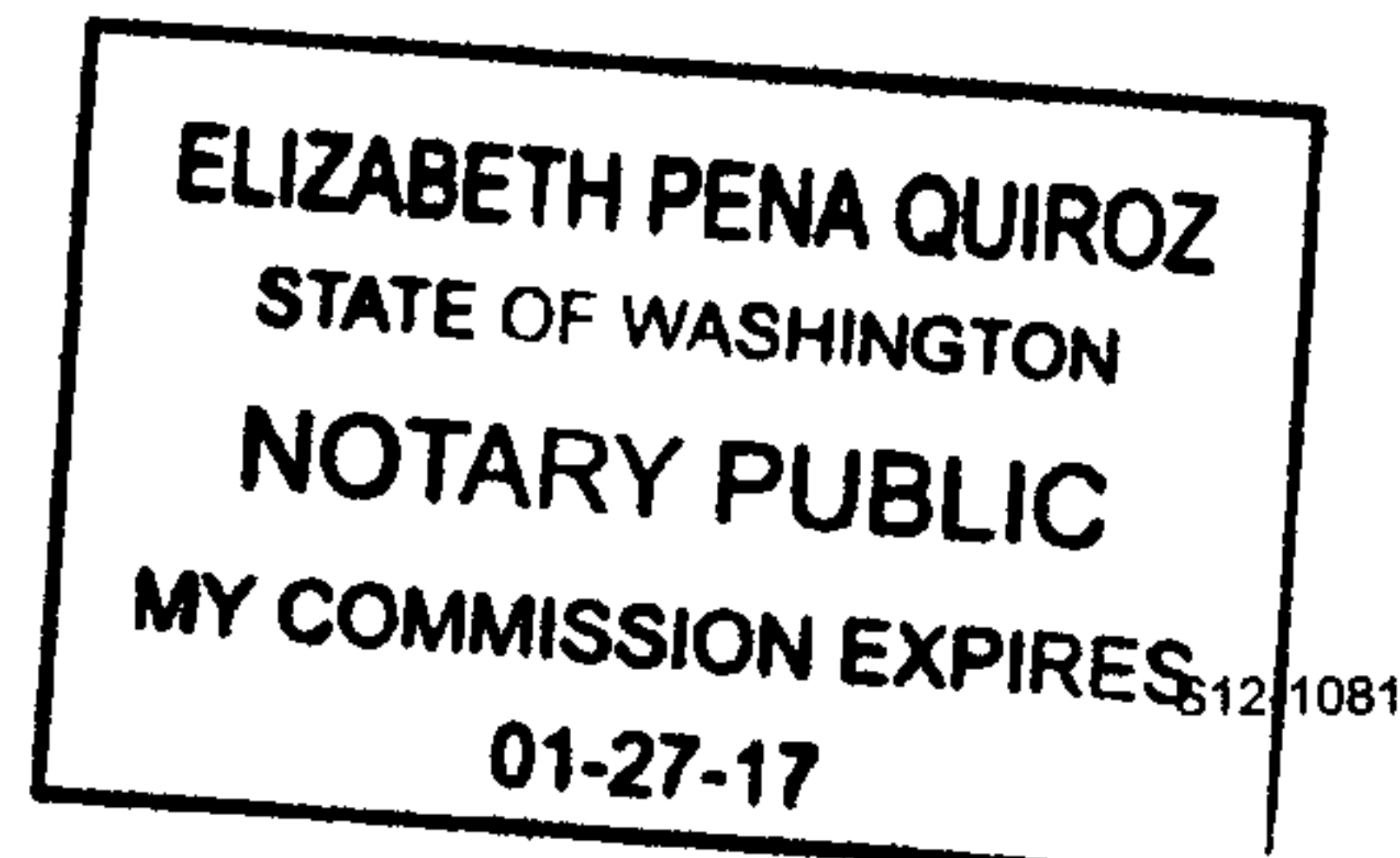
State of WA  
Pierce County

I, The Undersigned, a notary for said County and in said State, hereby certify that David Eugene Roberts and Katrina Irene Roberts, 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 24th day of May, 2013.

  
Notary Public  
Commission Expires: 01-27-17

Deed Effective Date: May 28th, 2013



Shelby County, AL 07/09/2013  
State of Alabama  
Deed Tax: \$100.00

**EXHIBIT "A"**

Lot 670, according to the Survey of Waterford Cove Sector 3, Phase 2, as recorded in Map Book 34, Page 34, in the Probate Office of Shelby County, Alabama.

