


Send Tax Notice To:
Jeffrey C. Kunard

4117 Somerset Ridge
Birmingham, AL 35242


20130710000280560 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/10/2013 09:13:55 AM FILED/CERT

FRS File No.: 701263

Customer File No.: 2012-15433

WARRANTY DEED

*Full mtg value
Filed 5/11/2013*

THE STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Ninety-Five Thousand Dollars-----(\$395,000.00)** DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Greg B. Robertson and Jennifer S. Robertson, husband and wife,* (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

of Jeffrey C. Kunard
Whose address is the property address.

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 1195, according to A Subdivision for Single Family Residences of Brook Highland 11th Sector Phase II, an Eddleman Community, as recorded in Map Book 22, page 36, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 4117 Somerset Ridge, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

* Whose address is 7500 N. DALLAS PARKWAY #100, PLANO, TX 75024
** as evidenced by closing statement.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 19th day of June, 2013.

Greg B. Robertson (Seal)
Greg B. Robertson

Jennifer S. Robertson (Seal)
Jennifer S. Robertson

THE STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Greg B. Robertson married (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 15th day of February, 2013.

Melinda M. Calderini (Seal)
Notary Public
MY COMMISSION EXPIRES SEPT. 11, 2016

My Commission Expires

THE STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jennifer S. Robertson married (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 15th day of February, 2013.

Melinda M. Calderini (Seal)
Notary Public
MY COMMISSION EXPIRES SEPT. 11, 2016

My Commission Expires

This document prepared by: Tiffany Redwine, Title Specialist, 7500 N. Dallas Parkway, Suite 100, One Legacy Circle, Plano, TX 75024



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