

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

Send Tax Notice To:
Polly Levert
426 Tocoa Road
Helena, AL 35080
(Also Property Address)

WARRANTY DEED
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby)

That in consideration of One Hundred Sixteen Thousand and No/100-----
-----(\$116,000.00) 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/we, Nancy Loeza, an unmarried woman
(Whose address is 193 Meadows Drive, Boynton Beach, FL)
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto
Polly Levert
(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 6, according to the Survey of Tocoa Parc Subdivision, Phase 2, as recorded in Map Book 25, Page 79, in the Office of the Judge of Probate Shelby County, Alabama.

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

92,800.00
\$ ~~100,000.00~~ 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/myself) and for my (our/my) heirs, executors, and administrators covenant with the said GRANTEES, its 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, its 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 July, 2013.

Nancy Loeza, by (Seal) _____ (Seal)
Jason Maxam, her Attorney-in-Fact

20130802000314740 1/1 \$37.50
Shelby Cnty Judge of Probate, AL
08/02/2013 12:30:58 PM FILED/CERT

STATE OF ALABAMA)
)
Jefferson COUNTY)

Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason Maxam, whose name(s) as Attorney-in-Fact for/of Nancy Loeza 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 he/she, in his/her capacity as such Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

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

My Commission Expires: 4/21/16

William H. Halbrooks
Notary Public: William H. Halbrooks
NOTARY PUBLIC
STATE OF ALABAMA
WILLIAM H. HALBROOKS
AT LARGE

Shelby County, AL 08/02/2013
State of Alabama
Deed Tax: \$23.50