

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:
Chirs James Romans

Warranty Deed

20131205000470990 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
12/05/2013 09:02:49 AM FILED/CERT

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

That in consideration of \$118,000.00, 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 Margaret Brislin f/k/a Margaret Battle a single person, whose mailing address is 3425 Mantainside Rd Birmingham AL 35243 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Chris James Romans, whose mailing address is _____ (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 2913 Dublin Drive, Helena, AL 35080; 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; \$106,200.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

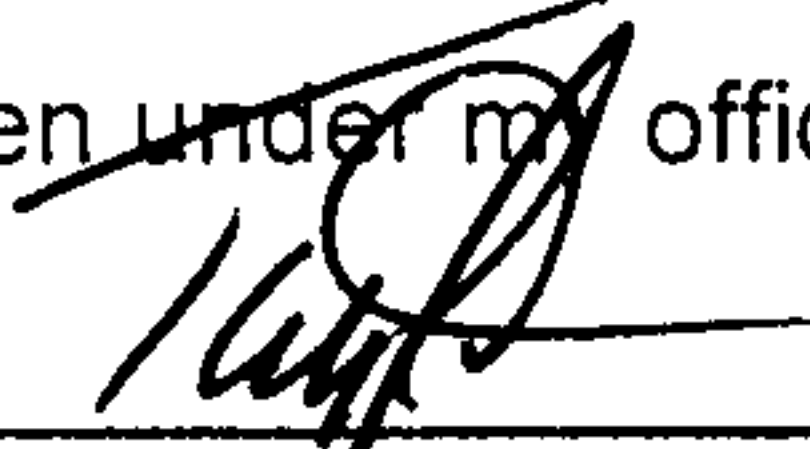
IN WITNESS WHEREOF, Margaret Brislin f/k/a Margaret Battle a single person has/have hereunto set his/her/their hand(s) and seal(s) , this 15th day of November, 2013.

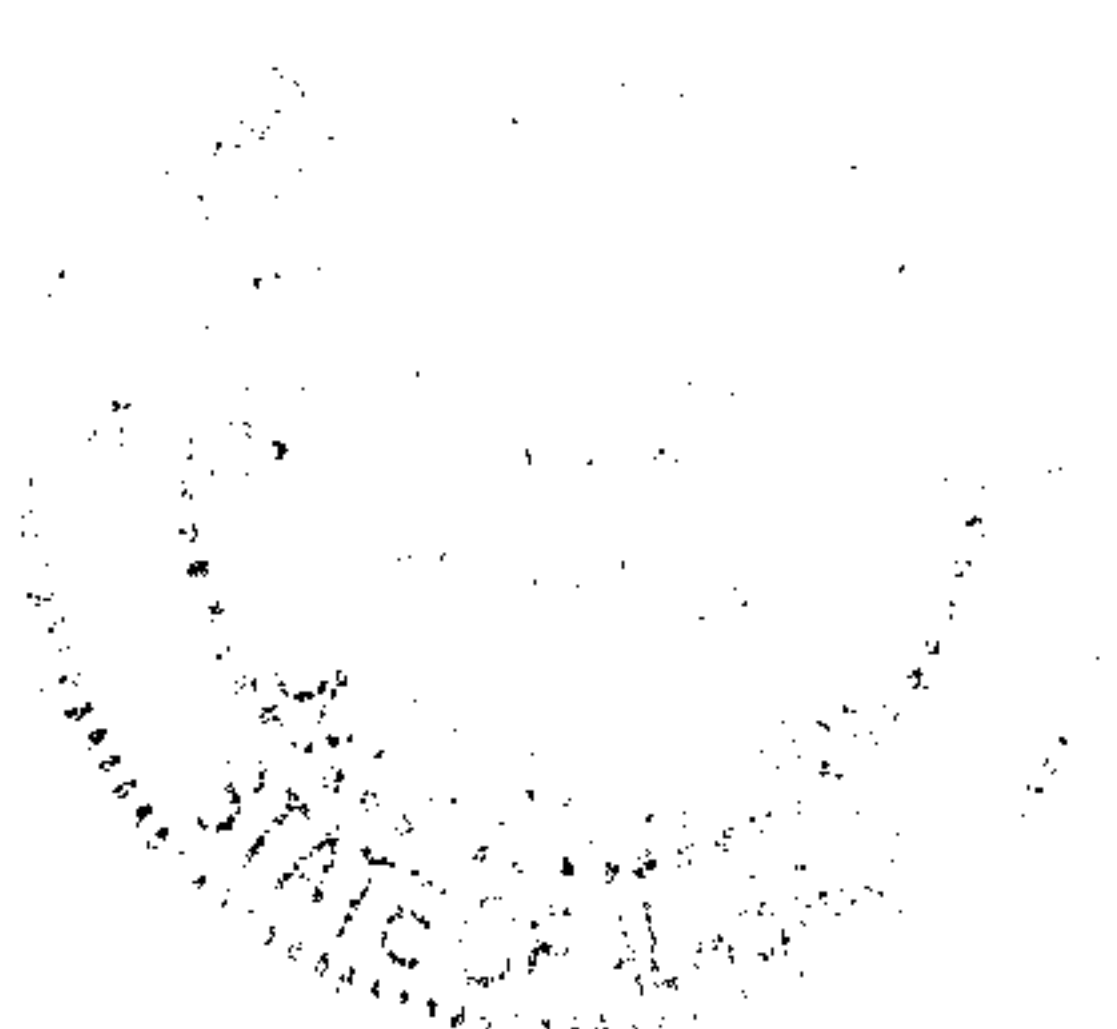

Margaret Brislin f/k/a Margaret Battle

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Margaret Bislin formerly known as Margaret Battle, 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, She executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 15th day of November, 2013.


Notary Public
Commission Expires: 10/31/2016




Shelby County, AL 12/05/2013
State of Alabama
Deed Tax: \$12.00

S13-2803

EXHIBIT "A"
Legal Description

Lot 19, according to the survey of Braelinn Village, Phase I, as recorded in Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama.


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