

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Kelly L. Breland
2336 Dalton Drive
Pelham, AL 35124
(Also Property Address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JEFFERSON)

That in consideration of One Hundred Fourty-Seven Thousand and No/100---- (\$147,000.00) 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 or we

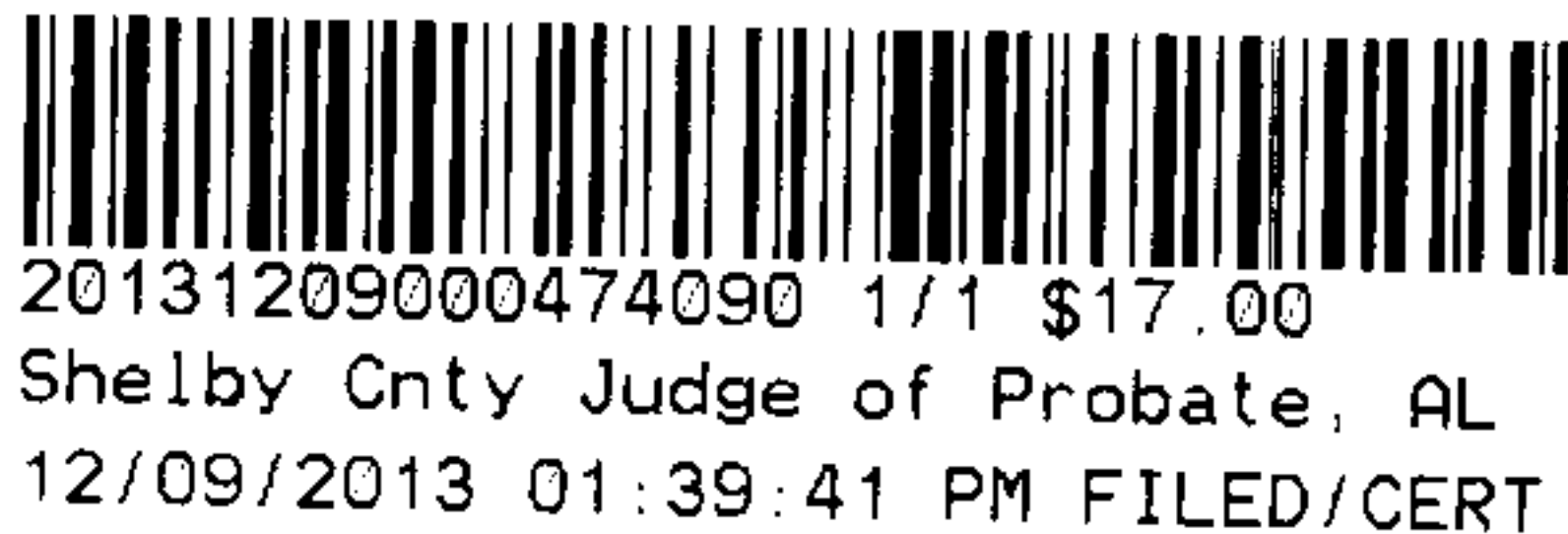
Andrew Cave and Linda Cave, a married couple
(Whose Address is 3411 Casey's Crossing, Center Point, AL 35215)
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

Kelly L. Breland
(Whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to wit:

Lot 292, according to the Survey of Chandalar South Sixth Sector Addition, as recorded in Map Book 7, Page 50, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions and liens of recor



Note: Linda Diane Dorrance is one and the same as Linda Cave.

\$ 144,337.00 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 21st day of November, 2013.

Andrew Cave (Seal)
Andrew Cave

Linda Cave
Linda Cave
Shelby County, AL 12/09/2013
State of Alabama
Deed Tax: \$3.00

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 Andrew Cave and Linda Cave, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of November

My Commission Expires: 04-21-16

William H. Halbrooks
Notary Public: William H. Halbrooks