

Send tax notice to:

KERI MILLS TALLEY
113 SWEETGUM LANE
CHELSEA, AL, 35043

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013628

WARRANTY DEED


20131217000482640 1/2 \$77.00
Shelby Cnty Judge of Probate, AL
12/17/2013 02:15:17 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JUANITO ANTONIO, JENNY ANTONIO, HUSBAND AND WIFE AND ROSELYN ANTONIO AN UNMARRIED WOMAN **whose mailing address is: 94-664 LANIKUHANA AVE, MILILANI, HI 96789** (hereinafter referred to as "Grantors") by KERI MILLS TALLEY **whose mailing address is: 113 SWEETGUM LN., CHELSEA, AL 35043** (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF YELLOWLEAF RIDGE ESTATES, FIRST ADDITION, AS RECORDED IN MAP BOOK 20, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT 1995-12826 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 1994-24553, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING AMY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

\$165,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 13th day of December, 2013.

Shelby County, AL 12/17/2013
State of Alabama
Deed Tax: \$60.00

JUANITO ANTONIO BY J JENNINGS MARXEN
HIS ATTORNEY IN FACT

JUANITO ANTONIO, BY J JENNINGS
MARXEN, HIS ATTORNEY IN FACT.
ROSELYN ANTONIO BY J JENNINGS MARXEN

HER ATTORNEY IN FACT

ROSELYN ANTONIO, BY J JENNINGS
MARXEN, HER ATTORNEY IN FACT.
JENNY ANTONIO BY J JENNINGS MARXEN

HER ATTORNEY IN FACT

JENNY ANTONIO, BY J JENNINGS
MARXEN, HER ATTORNEY IN FACT.



20131217000482640 2/2 \$77.00
Shelby Cnty Judge of Probate, AL
12/17/2013 02:15:17 PM FILED/CERT

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J JENNINGS MARXEN, whose name as Agent and Attorney in Fact for JUANITO ANTONIO, ROSELYN ANTONIO & JENNY ANTONIO, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily in his/her capacity as Attorney in Fact for JUANITO ANTONIO, ROSELYN ANTONIO & JENNY ANTONIO on the day the same bears date.

Given under my hand and official seal this the 13th day of December, 2013.

Notary Public

Print Name:

Commission Expires:

Charles J. Hawant, Jr.
F 30-16