


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:
Michael Leonis Bailey
626 Crosscreek Trail
Pelham, AL 35124

Warranty Deed


20140113000012320 1/2 \$155.00
Shelby Cnty Judge of Probate, AL
01/13/2014 12:38:07 PM FILED/CERT

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

That in consideration of \$138,000.00, the amount of which can be verified in the 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 Carole Voran, an unmarried woman, and Donnis Joy McLaughlin, an unmarried woman, whose mailing address is 341 Grande View Trail, Maylene AL 35114 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael Leonis Bailey, whose mailing address is 626 Crosscreek Trail, Pelham, AL 35124 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 626 Crosscreek Trail, Pelham, AL 35124; 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; \$124,200.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Margaret Carole Voran, an unmarried woman, and Donnis Joy McLaughlin, an unmarried woman has/have hereunto set his/her/their hand(s) and seal(s) , this 7th day of January, 2014.

Margaret Carole Voran
Margaret Carole Voran
Donnis Joy McLaughlin
Donnis Joy McLaughlin

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Margaret Carole Voran and Donnis Joy McLaughlin, 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, they executed the same voluntarily on the day the same bears date.


Given under my official hand and seal this the 7th day of January, 2014.

[Signature]
Notary Public
Commission Expires: 10/31/2016

Shelby County, AL 01/13/2014
State of Alabama
Deed Tax: \$138.00

EXHIBIT "A"
Legal Description

Lot 19, Block 1, according to the Survey of Cahaba Valley Estates, Sixth Sector, as recorded in Map Book 6, Page 25, in the Probate Office of Shelby County, Alabama.


20140113000012320 2/2 \$155.00
Shelby Cnty Judge of Probate, AL
01/13/2014 12:38:07 PM FILED/CERT